



SPRINGDALE HOUSING AUTHORITY



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OR 711

**AGENDA
SPRINGDALE HOUSING AUTHORITY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, March 27, 2019
12:00pm**

ROLL CALL

READING AND APPROVAL MINUTES OF February 27, 2019 Regular Meeting

BILLS AND COMMUNICATIONS

- a. Financial Statements for February 28, 2019*
- b. Executive Director Report*
- c. Capital Fund Program Report*

REPORTS OF COMMITTEES

UNFINISHED BUSINESS

NEW & OTHER BUSINESS

- a. Resolution 715-19, A Resolution to Approve a Utility Easement
- b. Resolution 716-19, A Resolution to Approve a Temporary Construction Easement

ADJOURN



*Housing Authority of the City of Springdale
Executive Director's Report*

March 27, 2019 Board of Commissioners Meeting

Litigation

None at this time

Summary of Activities

- We received the Final Audit Report – with no findings
- Washington County Extension Office SNAP staff were here the evening of March 14 to meet with tenants for educational purposes – healthy recipes on a small budget
- We signed the contract, for \$328,000, with Gibraltar Construction out of Annapolis, MD for Phase II of the bathroom renovations at Phillips Plaza.
- There was an issue on March 15 with a visitor to an apartment. Police took care of the situation and it ended well.
- March 25 – Arkansas Support Network will bring students in to learn about the Housing Authority.
- Went to a meeting March 6 in Fayetteville concerning homelessness.
- Received the appraisal report on the Maple Street property. They are offering \$6,400.

SECTION 8 – February 28, 2019

Section 8

TOTAL

Occupied 120 Cost \$52,535

INSPECTIONS

Section 8
12 - Inspections
2 - Initial New move ins
10 - Annual
0 - Quality Control

PUBLIC HOUSING – February 28, 2019

Public Housing

Total Available 195 plus 2 Police Units

TOTAL

Occupied 195

Inspections 21 units

PUBLIC HOUSING 100% Occupied

Delinquent Report

***Delinquency amount compared to total rent received for the month is as follows:
(.03%) of Tenants Delinquent to # (195) Tenants in Possession
(.006%) Amounts Delinquent to Total rent charges \$45,843***

October 2015	\$262.00
November 2015	\$740.00 (\$468.00 under a payment agreement)
December 2015	\$702.00 (\$354.00 under a payment agreement & \$198 is maintenance)
January 2016	\$847.00 (\$417.00 Moved Out)
February 2016	\$195.00
March 2016	\$267.00
April 2016	\$778.00
May 2016	\$1,371.50 (7 OF THE CHARGES ARE Maintenance of \$15 each)
June 2016	\$721.00 (6- \$15.00 Maintenance Charges)
July 2016	\$1,913.00
August 2016	\$814.00
September 2016	\$619.00
October 2016	\$844.50
November 2016	\$1,145.00
December 2016	\$499.50
January 2017	\$445.00
February 2017	\$1,381.00
March 2017	\$4,892.00
April 2017	\$1,210.00
May 2017	\$326.00
June 2017	\$1,092.00
July 2017	\$991.00
August 2017	\$605.73
September 2017	\$466.73 (1 maintenance, 1 security deposit, \$271 pd Oct 31, \$82.73 pmt agrmnt)
November 2017	\$0
December 2017	\$57 - \$50 security deposit - \$7 rent
January 2018	\$455 (Rent \$248, Formal \$97, Maint \$60, Sec Dep \$50) Aging Report
February 2018	\$484 (Rent \$325, Formal \$35, Maint \$124)
March 2018	\$150 (Rent \$149, Light Fixture \$1.)
April 2018	\$97 (Rent \$5, Unlock \$30, Smoke Det \$47, Sec Dep \$15)
May 2018	\$82 (Rent \$1, Unlock \$30, Sec Dep \$51)
June 2018	\$84 (Rent \$35, Sec Dep \$49)
July 2018	\$569 (Rent \$569)
August 2018	\$378 (Rent \$243, Sec Dep \$75, Maintenance \$60)
September 2018	\$392.82 (Rent \$300.00, Sec Dep \$87.00, Maintenance \$1.00, Utility Recoup \$4.82)
October 2018	\$57.00 (Rent \$1.00, Sec Dep \$54.00, Formal Charge \$2.00)
November 2018	\$628.50 (Rent \$16.00, Smoke Det \$478.00, Dump fees \$71.50, unclog sink \$3.00, light fixtures \$60.00)
December 2018	\$651.07 (Smoke Det \$441., Dump fees \$63.50, light fixtures \$60, Gas Revert \$38.57, Broken Window \$45. Retro Rent \$3.)
January 2019	\$1530.16 (Rent \$490, Security Dep \$208, Dump fees \$562.16, Door Locks \$100, Smoke Det \$100, light fixtures \$30, broken window \$40)
February 2019	\$907.17 (Rent \$280, Sec Deposit \$58, Dump fees \$448, Light Fixtures \$30, Smoke Det \$75, Revert gas account \$16.17 Charges due 4/1/2019 - \$195

Over 30 days, Over 60 days and Over 90 days delinquent - See attached Report

Housing Authority of Springdale A/R AGING REPORT

1

Aging Effective Posting Date: 02/28/2019

Site	Bldg	Unit	Tenant Number/Name	Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative Balance
			Group Code Description		Reference	Posting Date	0 - 30	31 - 60	61 - 90	Over 90	
---	---	029A	22300 CANOY, MARK E	4793063840	04/01/2016						
29 Applegate Dr, Apt#A			MAINT 12 Tenant damages		AR00037175	01/10/2019		425.00			425.00
SPRINGDALE AR 72764											
Deposit: 300.00			Charge: 206.00 Credit: 206.00	OpenCr: 0.00	<= Totals =>		0.00	425.00	0.00	0.00	425.00
									Net Due ---->		425.00
---	---	064A	21959 CORTEZ-RUIZ, VERONICA	479-419-0880	11/06/2014						
64 Applegate Dr, Apt#A			MAINT 32 Rmval of couches frm curb		AR00037526	02/06/2019	30.00				30.00
SPRINGDALE AR 72764											
Deposit: 100.00			Charge: 257.00 Credit: 227.00	OpenCr: 44.00	<= Totals =>		30.00	0.00	0.00	0.00	30.00
									Net Due ---->		-14.00
---	---	006A	22084 CRUZ, PLATON	4793050625	02/05/2015						
6 A APPLGATE			MISC 8 NOT ACCEPTING PAYMENTS		AR00037553	02/28/2019	253.00				253.00
SPRINGDALE AR 72764-											
Deposit: 50.00			Charge: 500.00 Credit: 253.00	OpenCr: 36.00	<= Totals =>		253.00	0.00	0.00	0.00	253.00
									Net Due ---->		217.00
---	---	030B	21405 FIGUEROA, KARLA	479-231-6402	03/13/2013						
30 Applegate Dr, Apt#B			MAINT 30 2 missing light fixtures.		AR00037197	01/23/2019		30.00			30.00
Springdale AR 72764											
Deposit: 100.00			Charge: 140.00 Credit: 140.00	OpenCr: 0.00	<= Totals =>		0.00	30.00	0.00	0.00	30.00
									Net Due ---->		30.00
---	---	052C	23106 GONZALIS, STEPHANIE T	4793470233	12/31/2018						
52 Applegate Dr, Apt#C			SECDEP 14 MoveIn Security Deposit		AC00055460	12/31/2018		8.00			8.00
SPRINGDALE AR 72764											
Deposit: 100.00			Charge: 237.00 Credit: 287.00	OpenCr: 0.00	<= Totals =>		0.00	8.00	0.00	0.00	8.00
									Net Due ---->		8.00
---	---	023D	23320 JACKLICK, DANNY	4793208958	01/16/2019						
23D APPLGATE DR			SECDEP 14 MoveIn Security Deposit		AC00055466	01/16/2019		50.00			50.00
SPRINGDALE AR 72764											
Deposit: 100.00			Charge: 374.00 Credit: 374.00	OpenCr: 0.00	<= Totals =>		0.00	50.00	0.00	0.00	50.00
									Net Due ---->		50.00
---	---	044A	23428 JOHNSON, STEVE	479-715-1928	05/25/2018						
44 Applegate Dr, Apt#A			RENT »RENT RENT CHARGE		AC00055393	01/01/2019		48.00			48.00
Springdale AR 72764-											
Deposit: 100.00			Charge: 67.00 Credit: 554.00	OpenCr: 48.00	<= Totals =>		0.00	48.00	0.00	0.00	48.00
									Net Due ---->		0.00
---	---	036A	23055 MCCASH, QUELYNDRIA	479-409-4209	03/28/2017						
36 Applegate Dr, Apt#A			MAINT 31 Two smoke detectors		AR00036767	11/26/2018				75.00	75.00
Springdale AR 72764											
Deposit: 100.00			Charge: 55.00 Credit: 80.00	OpenCr: 0.00	<= Totals =>		0.00	0.00	0.00	75.00	75.00
									Net Due ---->		75.00
---	---	006C	23097 MCCOOL, SHEILA	4793048465	09/04/2018						
6C APPLGATE			MAINT 12 Door locks changed		AR00037546	02/20/2019	100.00				100.00
SPRINGDALE AR 72764											
Deposit: 250.00			Charge: 174.00 Credit: 74.00	OpenCr: 0.00	<= Totals =>		100.00	0.00	0.00	0.00	100.00
									Net Due ---->		100.00
---	---	046B	22564 PWACHAN, TAIANA	4792312712	07/07/2017						
46 Applegate Dr, Apt#B			MAINT 32 Removal of crib off curb		AR00037161	01/03/2019		8.00			8.00
SPRINGDALE AR 72764											
Deposit: 100.00			Charge: 473.00 Credit: 473.00	OpenCr: 0.00	<= Totals =>		0.00	8.00	0.00	0.00	8.00
									Net Due ---->		8.00

Housing Authority of Springdale A/R AGING REPORT

1

Aging Effective Posting Date: 02/28/2019

Site	Bldg	Unit	Tenant Number/Name			Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative
			Group	Code	Description		Reference	Posting Date	0 - 30	31 - 60	61 - 90	Over 90	Balance
---	---	026B	22725	REYES RODRIGUE, OLGA I	479-599-9081	08/18/2016							
26 Applegate Dr. Apt#B			MAINT	32	Mattress left on curb.		AR00037548	02/20/2019	15.00				15.00
SPRINGDALE AR 72764-													
Deposit: 100.00			Charge: 71.00		Credit: 56.00		OpenCr: 0.00	<= Totals =>	15.00	0.00	0.00	0.00	15.00
												Net Due -->	15.00
---	---	036B	22871	SANY, MAYLEEN	479-347-5513	08/06/2018							
36 Applegate Dr. Apt#B			MAINT	32	Mattress left on curb.		AR00037549	02/20/2019	15.00				15.00
SPRINGDALE AR 72764													
Deposit: 100.00			Charge: 386.00		Credit: 144.00		OpenCr: 0.00	<= Totals =>	15.00	0.00	0.00	0.00	15.00
												Net Due -->	15.00
---	---	050B	22155	TITUS, CATHLEEN	4798778560	09/11/2015							
50B APPELGATE			MAINT	32	Rmoval of fumtue		AR00037528	02/12/2019	65.00				65.00
SPRINGDALE AR 72764													
Deposit: 100.00			Charge: 206.00		Credit: 140.00		OpenCr: 0.00	<= Totals =>	65.00	0.00	0.00	0.00	65.00
												Net Due -->	65.00
---	---	040A	21855	YUNGAG, CINDY	4792831618	09/05/2014							
40A APPELGATE			MISC	UTIL	Reverted gas account		AR00037545	02/19/2019	25.17				25.17
SPRINGDALE AR 72764													
Deposit: 100.00			Charge: 135.17		Credit: 109.00		OpenCr: 9.00	<= Totals =>	25.17	0.00	0.00	0.00	25.17
												Net Due -->	16.17
---	---	054B	22598	ZAPATA, SAN JUANITA L	4793475617	07/28/2017							
54B APPELGATE			MAINT	32	Removal of dresser		AR00037529	02/12/2019	15.00				15.00
SPRINGDALE AR 72764													
Deposit: 100.00			Charge: 326.00		Credit: 311.00		OpenCr: 0.00	<= Totals =>	15.00	0.00	0.00	0.00	15.00
												Net Due -->	15.00
PHA: 1 Project: 01 Totals													
Deposit: 1,800.00			Charge: 3,607.17		Credit: 3,428.00		OpenCr: 137.00	<= Totals =>	518.17	569.00	0.00	75.00	1,162.17
												Net Due -->	1,025.17
---	---	722	22376	ADAMS, TERESA A	479-841-4803	06/09/2015							
722 SUCCESS			MAINT	32	Rmval of couch on curb		AR00037527	02/11/2019	15.00				15.00
SPRINGDALE AR 72764													
Deposit: 100.00			Charge: 174.00		Credit: 159.00		OpenCr: 405.00	<= Totals =>	15.00	0.00	0.00	0.00	15.00
												Net Due -->	-390.00
---	---	408	19774	TREJO MUNOZ, MARGARITA	479-799-0009	09/29/2009							
408 E. Maple Ave.			RENT	»RENT	RENT CHARGE		AC00055654	02/01/2019	63.00				63.00
Springdale AR 72764													
Deposit: 100.00			Charge: 271.00		Credit: 200.00		OpenCr: 0.00	<= Totals =>	63.00	0.00	0.00	0.00	63.00
												Net Due -->	63.00
PHA: 1 Project: 02 Totals													
Deposit: 200.00			Charge: 445.00		Credit: 359.00		OpenCr: 405.00	<= Totals =>	78.00	0.00	0.00	0.00	78.00
												Net Due -->	-327.00
PHA: 1 Totals													
Deposit: 2,000.00			Charge: 4,052.17		Credit: 3,787.00		OpenCr: 542.00	<= Totals =>	596.17	569.00	0.00	75.00	1,240.17
												Net Due -->	698.17

Housing Authority of Springdale A/R AGING REPORT

1

Aging Effective Posting Date: 02/28/2019

Site	Bldg	Unit	Tenant Number/Name		Phone #	Move-In Date	Move-Out Date	Open Balances				Cumulative
			Group	Code	Description	Reference	Posting Date	0 - 30	31 - 60	61 - 90	Over 90	Balance
Grand Totals:												
			Deposit: 2,000.00	Charge: 4,052.17	Credit: 3,787.00	OpenCr: 542.00	<= Totals =>	596.17	569.00	0.00	75.00	1,240.17
										Net Due ---->		698.17

Financial Statement Summary & Narrative February 28, 2019 for March 27, 2019 Board Meeting**Public Housing**

Year to date total Operating receipts equals \$443,638.82 which is \$450.39 per unit per month. This report is for the 5th month of the Fiscal Year. Our Rental income at 2/1/2019 is \$234,560.05 and equals \$238.13 per unit per month.

We are 42% completed with the Fiscal Year.

	Earned with 42% of the year completed.	Spent with 42% of the year completed.	
Operating Income	\$443,638.82		42%
Operating Expenses		\$342,855.38	35%
SPENT BY ACCOUNT GROUPING WITH 42% OF THE YEAR COMPLETED			
Administrative		\$148,895.49	34%
Tenant Services		0	0%
Utilities Expense		\$22,311.43	35%
Maintenance & Operations		\$122,566.95	37%
Protective Services		\$2,268.75	23%
General Expense		\$48,812.76	43%

If you look at the budget as a whole 5 months into the fiscal budget year, we have earned \$100,783.44 more than we have spent.

Section 8

Administrative Income Total expenses for the program are \$32,910.47 and we have received \$32,929 in income. We have received \$18.54 more than we have spent. Budget amount \$77,233.

Housing Assistance Payments Income we have received \$274,951 and we have spent \$266,195. We have worked with HUD to complete a Two Year Projection Tool. We have been advised to take measures to remain steady. HUD reconciles the amount spent in Housing Assistance Payments verses the amount received through our VMS reports.

Month	# of Units Leased	HAP Payments Paid
October	123	\$54,118
November	119	\$55,225
December	122	\$52,682
January	121	\$53,247
February	120	\$52,523
March		
April		
May		
June		
July		
August		
September		

**February 28, 2019
INVESTMENTS ACCOUNTS**

Acct #	Public Housing	Acct #	Section 8	interest applied	HAP	*VMS	HUD DEP	Admin
GF 1-01-1111.11	XXXX402 FSB	\$482,067.78	8-01-1111.11					
MM 1-01-1111.12	7XXXX361 Legacy	\$489,178.88	9XXXX643 Legacy	\$256,181.28	monthly	Oct	\$54,115.00	\$54,861.00
MM 1-01-1162.32	3669 FSB	\$20,494.37	7-01-1162.1		monthly	Nov	\$55,452.00	\$55,593.00
CD 1-01-1162.34	159705 FSB/ 186995	\$119,023.91				Dec	\$52,682.00	\$55,593.00
						Jan	\$53,247.00	\$54,452.00
						Feb	\$52,535.00	\$54,452.00
	Total Cash & CD's	\$1,110,764.94	TBRA		monthly	Mar		
			Deferred Credits	\$22,195.26		Apr		
			FEMA			May		
						June		
			Deferred Credits	\$4,132.62	monthly	July		
						August		
						Septem		
							\$268,031.00	\$274,951.00
							* Voucher Management System	\$32,929.00

Monthly Cash Balances January 2018 - January 2019

Public

Housing

Section 8

	1111.11	1111.12	1162.32	1162.34	TOTAL PH	1111.11	1162.1	TOTAL S8
Jan-18	349,388.94	484,457.35	20,361.09	118,846.00	973,053.38	272,723.00	43,415.26	316,138.26
Feb-18	378,173.99	484,587.42	20,370.46	118,846.00	1,001,977.87	274,871.00	43,415.26	318,286.26
Mar-18	399,206.24	484,823.08	20,379.84	118,846.00	1,023,255.16	271,909.03	43,415.26	315,324.29
Apr-18	413,576.79	485,125.93	20,389.56	118,846.00	1,037,938.28	274,209.74	43,415.26	317,625.00
May-18	452,554.26	485,125.93	20,389.56	118,846.00	1,076,915.75	274,305.84	43,415.26	317,721.10
Jun-18	441,206.45	485,727.54	20,410.68	118,846.00	1,066,190.67	249,994.96	43,415.26	293,410.22
Jul-18	486,098.70	486,068.21	20,421.75	118,846.00	1,111,434.66	247,604.08	43,415.26	291,019.34
Aug-18	453,779.79	486,481.04	20,443.55	118,846.00	1,079,550.38	246,787.64	43,415.26	290,202.90
Sep-18	414,921.63	486,854.23	20,442.90	119,023.91	1,041,242.67	247,849.30	43,758.68	291,607.98
Oct-18	396,339.70	487,335.75	20,452.65	119,023.91	1,023,152.01	248,666.51	43,758.68	292,425.19
Nov-18	409,492.65	487,776.35	20,463.41	119,023.91	1,036,756.32	246,044.59	43,758.68	289,803.27
Dec-18	433,577.29	488,251.43	20,473.17	119,023.91	1,061,325.80	249,434.06	43,758.68	293,192.74
31-Jan-19	455,638.21	488,728.98	20,483.60	119,023.91	1,083,874.70	253,203.50	43,758.68	296,962.18
28-Feb-19	482,067.78	489,178.88	20,494.37	119,023.91	1,110,764.94	256,181.28	43,758.68	299,939.96

SPRINGDALE HOUSING AUTHORITY
Low Rent Financial Statement
For Period Ending:2/28/2019

**Housing Authority of Springdale
PHA & CFP Balance Sheet**

1
As of Date:2/28/2019

Assets**Current Assets**

General Fund	1	01	1111.11	0	482,067.78
Reclass Security Deposit Held	1	01	1111.11R	0	(20,085.00)
GENERAL FUND	1	01	1111.12	0	489,178.88
Reclass Security Deposit Held	1	01	1114.11R	0	20,085.00
Petty Cash	1	01	1117	0	100.00
Accounts Receivable - Tenants	1	01	1122	0	(2,557.81)
Allowance for Doubtful Accts - Tenants	1	01	1122.1	0	(6,043.28)
Tenant Formal Agreement	1	01	1122.11	0	5,265.00
Accounts Receivable - HUD 2017 CFP	1	01	1125.1ZR	0	240.00
Accounts Receivable - HUD 2018 CFP Grant	1	01	1125.1ZS	0	(818.00)
Intercompany Receivables S8V	1	01	1129.07	0	12,743.33
FSB MM #101343669	1	01	1162.32	0	20,494.37
FSB CD # 186995	1	01	1162.34	0	119,023.91
Prepaid Insurance	1	01	1211	0	55,379.30
Deferred Charges - Materials Inventory	1	01	1260	0	14,228.04
Allowance for Obsolete Inventories	1	01	1275	0	(711.00)
Accounts Receivable - Tenants	1	02	1122	0	(934.59)
Allowance for doubtful accounts-tenants	1	02	1122.1	0	(72.00)

Total Current Assets**1,187,583.93****Fixed Assets**

Accumulated Depreciation	1	01	1400.5	4	(5,249,169.24)
Site Acquisition	1	01	1440	4	31,749.25
Site Improvement	1	01	1450	4	1,083,105.39
Dwelling Structures	1	01	1460	4	7,536,108.54
Dwelling Equipment - Nonexpendable	1	01	1465.1	4	65,248.22
Nondwelling Structures	1	01	1470	4	382,006.90
Office Furniture & Equipment	1	01	1475.1	4	125,402.45
Maintenance Equipment	1	01	1475.2	4	105,036.38
Community Space Equipment	1	01	1475.3	4	3,707.00
Automotive Equipment	1	01	1475.7	4	78,020.00
Contract Work in Process	1	01	1480	4	436,479.99
Accumulated Depreciation	1	02	1400.5	4	(773,206.49)
Site Acquisition	1	02	1440	4	37,803.38
Site Improvement	1	02	1450	4	140,341.18
Dwelling Structures	1	02	1460	4	702,790.86
Nondwelling Structures	1	02	1470	4	6,179.69
2017 Capital Fund Soft Cost	1	01	1400.ZR	0	(1,500.00)
CF-17 Operations	1	01	1406	ZR	1,500.00
CF-17 A & E Fees	1	01	1430	ZR	2,400.00
CF-18 A & E Fees	1	01	1430	ZS	16,200.00
CF - 2017 DWELLING STRUCTURES	1	01	1460	ZR	207,512.00

Total Fixed Assets**4,937,715.50****Total Assets****6,125,299.43****Liabilities****Current Liabilities**

Tenant Security Deposits	1	01	2114	0	15,560.00
Police Officer Security Deposits	1	01	2114.1	0	200.00
Accrued Liabilities - PILOT FYE 9.30.18	1	01	2137.18	0	44,742.87
Accrued Liabilities - PILOT FYE 9.30.19	1	01	2137.19	0	20,495.80
Tenant Security Deposits	1	02	2114	0	3,550.00
Hospitalization Withheld	1	01	2117.4	0	716.54
Retirement Withheld	1	01	2117.5	0	507.75
Accrued Comp Absences - Short Term	1	01	2135.1	0	2,321.36
Accrued Comp Absences - Long Term	1	01	2135.2	0	20,892.22

Total Current Liabilities**108,986.54****Total Liabilities****108,986.54****Owner's Equity****Owner's Equity**

Report Criteria PHA: 1 Project: '01','02'

Include Unapproved: False Include Zero Balance: False

Prepared by Lindsey and Company, Inc.

Housing Authority of Springdale
PHA & CFP Balance Sheet

1

As of Date:2/28/2019

Net Capital Assets	1	01	2701	0	4,565,382.38	
Net Capital Assets - CFP	1	01	2701.01	0	147,671.24	
Net Assets - Unrestricted	1	01	2841	0	933,485.04	
CF-17 Advances	1	01	99220	ZR	211,172.00	
CF-18 Advances	1	01	99220	ZS	17,018.00	
CF-17 Advances - Contra	1	01	99390	ZR	(211,172.00)	
CF-18 Advances - Contra	1	01	99390	ZS	(17,018.00)	
Net Capital Assets	1	02	2701	0	113,908.62	
Net Assets - Unrestricted	1	02	2841	0	76,641.41	
Total Owner's Equity						5,837,088.69
Net Income (Loss)						179,224.20
Total Owner's Equity						6,016,312.89
Total Liabilities and Owner's Equity						6,125,299.43

Housing Authority of Springdale PHA Only Budgeted Income Statement

U/M Month: 197 - U/M YTD: 985 - U/M Year: 2364

Fiscal Year End Date: 9/30/2019	ACCOUNT	1 Month(s) Ended February 28, 2019	PUM	5 Month(s) Ended February 28, 2019	PUM	Budget	Budget P.U.M	Variance
Rental Income								
Dwelling Rental	1 01 3110	5	44,948.25	228.16	198,658.05	201.68	234.52	(355,751.95)
Dwelling Rental	1 02 3110	5	7,061.00	35.84	35,902.00	36.45	0.00	35,902.00
Total Rental Income			52,009.25	264.01	234,560.05	238.13	234.52	(319,849.95)
Other Income								
Interest Earned on Gen Fund Investments	1 01 3610	5	498.77	2.53	2,572.29	2.61	1.30	(497.71)
Other Income - Tenants	1 01 3690	5	1,969.60	10.00	4,200.12	4.26	2.14	(849.88)
Other Income - Other Sources	1 01 3690.1	5	2,175.96	11.05	2,231.71	2.27	0.00	2,231.71
Other Income - S8V Office	1 01 3690.2	5	544.00	2.76	2,720.00	2.76	2.76	(3,810.00)
Other Income - Collection Losses	1 01 3690.70	5	0.00	0.00	363.00	0.37	0.00	363.00
Other Income	1 02 3690	5	39.65	0.20	369.65	0.38	0.00	369.65
Total Other Income			5,227.98	26.54	12,456.77	12.65	6.20	(2,193.23)
Other Receipts								
Operating Subsidy - Current Year	1 01 8020	0	36,276.00	184.14	196,622.00	199.62	199.33	(274,599.00)
Total Other Receipts			36,276.00	184.14	196,622.00	199.62	199.33	(274,599.00)
Total Revenue			93,513.23	474.69	443,638.82	450.39	440.05	(596,642.18)
Administrative Expense								
Nontechnical Salaries	1 01 4110	5	12,317.73	62.53	59,299.53	60.20	72.16	111,290.47
Legal Expense	1 01 4130	5	22.50	0.11	22.50	0.02	1.27	2,977.50
Staff Training	1 01 4140	5	0.00	0.00	1,158.00	1.18	2.54	4,842.00
Travel	1 01 4150	5	0.00	0.00	1,126.00	1.14	4.91	10,474.00
Accounting Fees	1 01 4170	5	373.00	1.89	2,725.00	2.77	3.83	6,335.00
Audit Fees	1 01 4171	5	0.00	0.00	0.00	0.00	2.54	6,000.00
Admin Employee Benefits	1 01 4182	5	7,164.60	36.37	37,386.02	37.96	40.00	57,163.98
Employee Benefits Cont - Admin-Retirement	1 01 4182.5	5	1,794.10	9.11	6,184.92	6.28	0.00	(6,184.92)
Sundry	1 01 4190	5	0.00	0.00	83.48	0.08	0.00	(83.48)
Advertising and Marketing	1 01 4190.08	5	0.00	0.00	455.30	0.46	1.90	4,044.70
Publications	1 01 4190.11	5	0.00	0.00	79.50	0.08	0.42	920.50
Membership Dues and Fees	1 01 4190.12	5	0.00	0.00	465.00	0.47	0.85	1,535.00
Telephone	1 01 4190.13	5	525.41	2.67	9,990.40	10.14	12.69	20,009.60
Forms & Office Supplies	1 01 4190.17	5	787.58	4.00	2,180.70	2.21	6.05	12,119.30
Other Sundry Expense	1 01 4190.18	5	221.13	1.12	4,185.64	4.25	4.25	5,854.36
Administrative Contracts	1 01 4190.19	5	3,836.38	19.47	23,553.50	23.91	28.76	44,446.50
Total Administrative Expense			27,042.43	137.27	148,895.49	151.16	182.17	281,744.51
Tenant Services								

Report Criteria PHA: 1 Project: '01','02'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: False

Custom 3:

Custom 2:

Custom 1: PH

Prepared by Lindsey and Company, Inc.

Housing Authority of Springdale PHA Only Budgeted Income Statement

U/M Month: 197 - U/M YTD: 985 - U/M Year: 2364

Fiscal Year End Date: 9/30/2019	ACCOUNT	1 Month(s) Ended February 28, 2019	PUM	5 Month(s) Ended February 28, 2019	PUM	Budget	Budget P.U.M	Variance
Resident Participation Expense	1 01 4220.1 5	0.00	0.00	0.00	0.00	4,340.00	1.84	4,340.00
Total Tenant Services		0.00	0.00	0.00	0.00	4,340.00	1.84	4,340.00
Utilities Expense								
Water	1 01 4310 5	2,079.92	10.56	8,765.34	8.90	22,000.00	9.31	13,234.66
Electricity	1 01 4320 5	600.15	3.05	2,464.44	2.50	9,500.00	4.02	7,035.56
Gas	1 01 4330 5	459.12	2.33	1,997.42	2.03	6,000.00	2.54	4,002.58
Sewer	1 01 4390 5	2,153.20	10.93	9,084.23	9.22	25,000.00	10.58	15,915.77
Total Utilities Expense		5,292.39	26.86	22,311.43	22.65	62,500.00	26.44	40,188.57
Ordinary Maintenance and Operation								
Labor	1 01 4410 5	8,576.78	43.54	44,963.19	45.65	114,550.00	48.46	69,586.81
Materials	1 01 4420 5	1,919.09	9.74	11,496.14	11.67	38,000.00	16.07	26,503.86
Contract Cots-Extermination	1 01 4430.01 5	668.00	3.39	3,338.00	3.39	14,300.00	6.05	10,962.00
Contract Costs - Skilled Workmen	1 01 4430.06 5	600.40	3.05	600.40	0.61	0.00	0.00	(600.40)
Contract Costs-Auto/Truck Allowance	1 01 4430.08 5	0.00	0.00	169.95	0.17	0.00	0.00	(169.95)
CONTRACT COSTS								
Contract Costs-Heating & Cooling Contract	1 01 4430.13 5	0.00	0.00	0.00	0.00	1,340.00	0.57	1,340.00
Contract Costs-Heating & Cooling Contract	1 01 4430.17 5	0.00	0.00	804.41	0.82	6,000.00	2.54	5,195.59
Contract Costs-Landscape & Ground	1 01 4430.19 5	590.40	3.00	4,259.53	4.32	15,600.00	6.60	11,340.47
Contract Costs - Unit Turnaround	1 01 4430.20 5	5,500.00	27.92	5,500.00	5.58	0.00	0.00	(5,500.00)
Contract Costs-Electrical Contracts	1 01 4430.21 5	(750.00)	(3.81)	0.00	0.00	1,500.00	0.63	1,500.00
Contract Costs-Plumbing Contracts	1 01 4430.22 5	0.00	0.00	990.00	1.01	13,500.00	5.71	12,510.00
CONTRACT COSTS - TRASH COLLECTION								
Maintenance Employee Benefits	1 01 4431 5	3,784.51	19.21	19,043.57	19.33	42,360.00	17.92	23,316.43
Maintenance Employee Benefits	1 01 4433 5	5,375.81	27.29	27,912.88	28.34	78,380.00	33.16	50,467.12
Emp Benefit Cont - Maintenance-Retirement	1 01 4433.5 5	872.22	4.43	3,488.88	3.54	0.00	0.00	(3,488.88)
Total Ordinary Maintenance and Operation		27,137.21	137.75	122,566.95	124.43	325,530.00	137.70	202,963.05
Protective Services								
Protective Services - Contract Costs	1 01 4480 5	42.75	0.22	2,268.75	2.30	10,060.00	4.26	7,791.25
Total Protective Services		42.75	0.22	2,268.75	2.30	10,060.00	4.26	7,791.25
General Expense								
Insurance - F&E	1 01 4510.01 5	2,322.00	11.79	10,255.64	10.41	22,140.00	9.37	11,884.36
Insurance - OL&T/Comprehensive	1 01 4510.02 5	739.36	3.75	3,531.08	3.58	8,480.00	3.59	4,948.92
Insurance - Automobile	1 01 4510.03 5	502.98	2.55	2,514.84	2.55	25,310.00	10.71	22,795.16
Insurance - Workmans Comp	1 01 4510.04 5	343.92	1.75	1,706.81	1.73	4,520.00	1.91	2,813.19
Insurance - Public Officials Liability	1 01 4510.05 5	200.58	1.02	1,002.94	1.02	0.00	0.00	(1,002.94)
Insurance - Office/Comm Equipment	1 01 4510.06 5	169.09	0.86	832.13	0.84	0.00	0.00	(832.13)
Insurance - Fidelity Bond	1 01 4510.09 5	22.92	0.12	114.60	0.12	0.00	0.00	(114.60)
Insurance - Flood	1 01 4510.15 5	1,139.60	5.78	5,906.92	6.00	0.00	0.00	(5,906.92)
Payments in Lieu of Taxes	1 01 4520 5	4,099.16	20.81	20,495.80	20.81	49,190.00	20.81	28,694.20
Collection Losses	1 01 4570 5	0.00	0.00	2,380.00	2.42	4,000.00	1.69	1,620.00

Report Criteria PHA: 1 Project: '01' '02'
Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: False

Custom 1: PH

Custom 2:

Custom 3:

Prepared by Lindsey and Company, Inc.

Housing Authority of Springdale
PHA Only Budgeted Income Statement

U/M Month: 197 - U/M YTD: 985 - U/M Year: 2364

Fiscal Year End Date: 9/30/2019	ACCOUNT	1 Month(s) Ended February 28, 2019	PUM	5 Month(s) Ended February 28, 2019	PUM	Budget	Budget P.U.M	Variance
Collection Losses	1 02 4570 5	9,539.61	48.42	0.00	0.07	0.00	0.00	(72.00)
Total General Expense						113,640.00	48.07	64,827.24
Other Expenditures								
Replacement of Nonexp Equipment	1 01 7520 5	0.00	0.00	0.00	5.70	16,650.00	7.04	11,037.50
Operating Exp for Property - Contra	1 01 7590 5	0.00	0.00	0.00	(7.73)	0.00	0.00	7,612.50
Total Other Expenditures		0.00	0.00	0.00	(2.03)	16,650.00	7.04	18,650.00
Total Expenses		(69,054.39)	(350.53)	(342,855.38)	(348.08)	(963,360.00)	(407.51)	620,504.62
Total Net Income (Loss)		24,458.84	124.13	100,783.44	102.32	76,921.00	32.50	23,862.44

Report Criteria PHA: 1 Project: '01','02'
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: False

Custom 1: PH Custom 2: Custom 3:

Prepared by Lindsey and Company, Inc.

Housing Authority of Springdale PHA & CFP Comparative Income Statement

1

					Start: 02/01/2019 End: 02/28/2019	PUM	Start: 02/01/2018 End: 02/28/2018	PUM	Variance
Rental Income									
Dwelling Rental	1	01	3110	5	44,948.25	264.40	36,100.00	36,100.00	8,848.25
Dwelling Rental	1	02	3110	5	7,061.00	261.52	6,792.00	6,792.00	269.00
Total Rental Income					52,009.25	264.01	42,892.00	42,892.00	9,117.25
Other Income									
Interest Earned on Gen Fund In	1	01	3610	5	498.77	2.93	169.45	169.45	329.32
Other Income - Tenants	1	01	3690	5	1,969.60	11.59	1,360.00	1,360.00	609.60
Other Income - Other Sources	1	01	3690.1	5	2,175.96	12.80	5.62	5.62	2,170.34
Other Income - S8V Office	1	01	3690.2	5	544.00	3.20	544.00	544.00	0.00
Other Income	1	02	3690	5	39.65	1.47	205.00	205.00	(165.35)
Total Other Income					5,227.98	26.54	2,284.07	2,284.07	2,943.91
Other Receipts									
Operating Subsidy - Current Ye	1	01	8020	0	36,276.00	213.39	39,565.00	39,565.00	(3,289.00)
CFP Grants Received - Cur Year	1	01	8029.2	0	2,000.00	11.76	0.00	0.00	2,000.00
Total Other Receipts					38,276.00	225.15	39,565.00	39,565.00	(1,289.00)
Total Revenue					95,513.23	484.84	84,741.07	84,741.07	10,772.16
Administrative Expense									
Nontechnical Salaries	1	01	4110	5	12,317.73	72.46	8,493.22	8,493.22	(3,824.51)
Legal Expense	1	01	4130	5	22.50	0.13	280.00	280.00	257.50
Staff Training	1	01	4140	5	0.00	0.00	1,575.00	1,575.00	1,575.00
Accounting Fees	1	01	4170	5	373.00	2.19	363.00	363.00	(10.00)
Admin Employee Benefits	1	01	4182	5	7,164.80	42.14	3,928.98	3,928.98	(3,235.82)
Employee Benefits Cont - Admin	1	01	4182.5	5	1,794.10	10.55	0.00	0.00	(1,794.10)
Advertising and Marketing	1	01	4190.08	5	0.00	0.00	1,340.28	1,340.28	1,340.28
Telephone	1	01	4190.13	5	525.41	3.09	2,938.39	2,938.39	2,412.98
Forms & Office Supplies	1	01	4190.17	5	787.58	4.63	386.94	386.94	(400.64)
Other Sundry Expense	1	01	4190.18	5	221.13	1.30	342.52	342.52	121.39
Administrative Contracts	1	01	4190.19	5	3,836.38	22.57	3,869.87	3,869.87	33.49
Total Administrative Expense					27,042.43	159.07	23,518.20	23,518.20	(3,524.23)
Utilities Expense									
Water	1	01	4310	5	2,079.92	12.23	2,244.81	2,244.81	164.89
Electricity	1	01	4320	5	600.15	3.53	618.08	618.08	17.93
Gas	1	01	4330	5	459.12	2.70	456.37	456.37	(2.75)
Sewer	1	01	4390	5	2,153.20	12.67	2,326.35	2,326.35	173.15
Total Utilities Expense					5,292.39	31.13	5,645.61	5,645.61	353.22
Ordinary Maintenance and Operation									
Labor	1	01	4410	5	8,576.78	50.45	9,241.37	9,241.37	664.59
Materials	1	01	4420	5	1,919.09	11.29	4,027.54	4,027.54	2,108.45
Contract Cots-Extermination	1	01	4430.01	5	668.00	3.93	641.00	641.00	(27.00)
Contract Costs - Skilled Workm	1	01	4430.06	5	600.40	3.53	0.00	0.00	(600.40)
Contract Costs-Heating & Coolin	1	01	4430.17	5	0.00	0.00	114.00	114.00	114.00
Contract Costs-Landscape & Gro	1	01	4430.19	5	590.40	3.47	1,660.80	1,660.80	1,070.40
Contract Costs - Unit Turnarou	1	01	4430.20	5	5,500.00	32.35	0.00	0.00	(5,500.00)
Contract Costs-Electrical Contr	1	01	4430.21	5	(750.00)	(4.41)	0.00	0.00	750.00
CONTRACT COSTS - TRASH COLL	1	01	4431	5	3,784.51	22.26	3,506.88	3,506.88	(277.63)
Maintenance Employee Benefits	1	01	4433	5	5,375.81	31.62	5,646.03	5,646.03	270.22
Emp Benefit Cont - Maintenance	1	01	4433.5	5	872.22	5.13	0.00	0.00	(872.22)
Total Ordinary Maintenance and Operation					27,137.21	159.63	24,837.62	24,837.62	(2,299.59)
Protective Services									
Protective Services - Contract	1	01	4480	5	42.75	0.25	42.75	42.75	0.00
Total Protective Services					42.75	0.25	42.75	42.75	0.00
General Expense									
Insurance - F&EC	1	01	4510.01	5	2,322.00	13.66	1,983.42	1,983.42	(338.58)
Insurance - OL&T/Comprehensive	1	01	4510.02	5	739.36	4.35	697.93	697.93	(41.43)

Report Criteria PHA: 1 Project: '01','02'
Include Unapproved: False Include Zero Balance: False

Housing Authority of Springdale PHA & CFP Comparative Income Statement

1

					Start: 02/01/2019		Start: 02/01/2018		Variance
					End: 02/28/2019	PUM	End: 02/28/2018	PUM	
Insurance - Automobile	1	01	4510.03	5	502.98	2.96	475.98	475.98	(27.00)
Insurance - Workmans Comp	1	01	4510.04	5	343.92	2.02	339.00	339.00	(4.92)
Insurance - Public Officials L	1	01	4510.05	5	200.58	1.18	200.58	200.58	0.00
Insurance - Office/Comm Equipm	1	01	4510.06	5	169.09	0.99	165.75	165.75	(3.34)
Insurance - Fidelity Bond	1	01	4510.09	5	22.92	0.13	22.92	22.92	0.00
Insurance - Flood	1	01	4510.15	5	1,139.60	6.70	1,191.13	1,191.13	51.53
Payments in Lieu of Taxes	1	01	4520	5	4,099.16	24.11	3,602.50	3,602.50	(496.66)
Total General Expense					9,539.61	56.12	8,679.21	8,679.21	(860.40)
Other Expenditures									
Prop Bet and Add - Nonexp Equ	1	01	7540.3	5	0.00	0.00	1,147.00	1,147.00	1,147.00
Operating Exp for Property - C	1	01	7590	5	0.00	0.00	(1,147.00)	(1,147.00)	(1,147.00)
Total Other Expenditures					0.00	0.00	0.00	0.00	0.00
Total Expenses					(69,054.39)	(406.20)	(62,723.39)	(62,723.39)	(6,331.00)
Net Income (Loss)					26,458.84	376.86	22,017.68	22,017.68	4,441.16

Report Criteria PHA: 1 Project: '01','02'
Include Unapproved: False Include Zero Balance: False

**Housing Authority of Springdale
Low Rent Gen Fund 1-01-1111.11-0**

Statement Date: 2/28/2019

Bank Account: ***2402

Bank Account Name: General Fund

Routing Number: 82901538

GL Account: 1 01 1111.11 0

Bank Statement Balance **\$507,167.52**

Adjustments to Bank Balance

less: outstanding checks (\$27,029.74)
 plus: outstanding deposits \$1,930.00
 Total Adjustments: (\$25,099.74)

Adjusted Bank Balance **\$482,067.78**

GL Balance As of Statement Date **\$482,067.78**

Outstanding Check Listing

Check #	Date	Description	Amount
123716	9/1/2018	Greshlyann Ramos Pagan	(\$15.00)
124076	1/1/2019	Morson Riklon	(\$28.00)
124115	1/16/2019	ARK. CHAPTER NAHRO	(\$550.00)
124155	2/1/2019	Maria Aguilar	(\$14.00)
124156	2/1/2019	Morson Riklon	(\$28.00)
124161	2/1/2019	Steve Johnson	(\$67.00)
124214	2/26/2019	AT&T MOBILITY	(\$359.41)
124215	2/26/2019	BLACK HILLS ENERGY	(\$383.09)
124216	2/26/2019	GUARD TRONIC, INC.	(\$42.75)
124217	2/26/2019	LEDFOED ENGINEERING & PLANNING	(\$2,900.00)
124218	2/26/2019	PEOPLE SOURCE STAFFING, LLC.	(\$600.40)
124219	2/26/2019	QUADRIVUM INC.	(\$62.50)
124220	2/26/2019	RIB CRIB	(\$132.28)
124221	2/26/2019	SOUTHWESTERN ELECTRIC POWER	(\$6.44)
124222	2/26/2019	UNITED HEALTHCARE	(\$11,706.98)
124223	2/26/2019	WASTE MANAGEMENT	(\$3,064.00)
124224	2/26/2019	Dezerea Conduff	(\$92.56)
124225	2/26/2019	LAFAYETTE LIFE INSURANCE CO.	(\$4,111.62)
124226	2/27/2019	HD SUPPLY FACILITIES MAINT.	(\$1,377.03)
124227	2/27/2019	LAFAYETTE LIFE INSURANCE CO.	(\$399.87)
124228	2/27/2019	DPT/FINANCE & ADMINISTRATION	(\$1,088.81)
Count:	21		(\$27,029.74)

Outstanding Deposit Listing

Date	Description	Amount
2/28/2019	Bank Deposit	\$1,930.00
Count:	1	\$1,930.00

Housing Authority of Springdale
Low Rent Gen Fund 1-01-1111.11-0

Statement Date: 2/28/2019

Bank Account: ***2402

Bank Account Name: General Fund

Routing Number: 82901538

GL Account: 1 01 1111.11 0

Reconciled Check Listing

Check #	Date	Description	Amount
124134	1/21/2019	QUADRIVIUM INC.	(\$201.25)
124140	1/25/2019	SHERWIN WILLIAMS CO.	(\$664.57)
124141	1/25/2019	SUMMIT HEATING & AIR, LLC	(\$114.00)
124144	1/25/2019	WASTE MANAGEMENT	(\$3,065.88)
124145	1/29/2019	BLACK HILLS ENERGY	(\$548.57)
124146	1/29/2019	CORPORATE BUSINESS SYSTEMS	(\$143.35)
124147	1/29/2019	CRACKER BARREL	(\$109.98)
124148	1/30/2019	DPT/FINANCE & ADMINISTRATION	(\$1,066.29)
124149	2/1/2019	ALMA ABREGO VDA DE BRENES	(\$25.00)
124150	2/1/2019	Alcibell Martinez-Rivera	(\$30.00)
124151	2/1/2019	Bokinej Rang	(\$13.00)
124152	2/1/2019	CATHLEEN LANGINBELIK	(\$56.00)
124153	2/1/2019	ELISEA GONZALEZ-HERNANDEZ	(\$44.00)
124154	2/1/2019	Fidelina Palma Mancia	(\$8.00)
124157	2/1/2019	Newit Hiram	(\$28.00)
124158	2/1/2019	Olga Reyes Rodriguez	(\$56.00)
124159	2/1/2019	Quelyndria McCash	(\$55.00)
124160	2/1/2019	Rosa Villagomez	(\$8.00)
124162	2/1/2019	Sylvia Elmore	(\$56.00)
124163	2/1/2019	Wendy Balderas	(\$56.00)
124164	2/1/2019	AFS BUSINESS SOLUTIONS	(\$116.00)
124165	2/1/2019	ANTONIA OLMEDO	(\$88.85)
124166	2/1/2019	LINDSEY SOFTWARE SYSTEMS, INC.	(\$384.00)
124167	2/1/2019	PRESTOX	(\$668.00)
124168	2/1/2019	SHRED-IT USA	(\$60.92)
124169	2/8/2019	Julie A Almanza	(\$817.36)
124170	2/8/2019	Kimberly Banegas	(\$765.82)
124171	2/8/2019	James S Hill	(\$1,433.00)
124172	2/8/2019	Mary E James	(\$1,758.21)
124173	2/8/2019	Roselinda Katjang	(\$800.11)
124174	2/8/2019	LLOYD D LONG	(\$1,241.27)
124175	2/8/2019	ARTEMIO PEREZ	(\$790.04)
124176	2/8/2019	JOEL D QUEZADA OBISPO	(\$928.66)
124177	2/5/2019	Mary E James	(\$706.69)
124178	2/5/2019	Jennifer Garrison	(\$40.00)
124179	2/6/2019	AJ'S ROOFING HOME REPAIR, INC.	(\$2,200.00)
124180	2/6/2019	BLACK HILLS ENERGY	(\$15.77)
124181	2/6/2019	ESI HOSTED SERVICES	(\$166.00)
124182	2/6/2019	WEX BANK	(\$285.14)
124183	2/6/2019	QUADRIVIUM INC.	(\$121.00)
124184	2/6/2019	SOUTHWESTERN ELECTRIC POWER	(\$593.71)
124185	2/6/2019	SPRINGDALE WATER UTILITIES	(\$3,728.18)
124186	2/11/2019	AJ'S ROOFING HOME REPAIR, INC.	(\$2,200.00)
124187	2/11/2019	COX BUSINESS	(\$1,042.80)
124188	2/11/2019	LINDSEY SOFTWARE SYSTEMS, INC.	(\$1,151.00)
124189	2/11/2019	PROFESSIONAL BUSINESS SYSTEMS	(\$133.50)
124190	2/11/2019	WASTE MANAGEMENT	(\$720.51)
124191	2/11/2019	AJ'S ROOFING HOME REPAIR, INC.	(\$1,100.00)
124192	2/11/2019	BLACK HILLS ENERGY	(\$28.21)
124196	2/12/2019	CULLIGAN OF NW ARKANSAS	(\$68.75)
124197	2/12/2019	OFFICE DEPOT	(\$274.58)
124198	2/12/2019	SPRINGDALE WATER UTILITIES	(\$504.94)
124199	2/15/2019	PEOPLE SOURCE STAFFING, LLC.	(\$721.52)
124200	2/15/2019	PROFESSIONAL BUSINESS SYSTEMS	(\$129.16)
124201	2/15/2019	SAM'S CLUB	(\$256.92)
124202	2/15/2019	THE PI COMPANY	(\$820.00)
124203	2/22/2019	Julie A Almanza	(\$817.35)
124204	2/22/2019	Kimberly Banegas	(\$805.66)
124205	2/22/2019	James S Hill	(\$1,433.00)
124206	2/22/2019	Mary E James	(\$1,758.21)
124207	2/22/2019	Roselinda Katjang	(\$647.58)
124208	2/22/2019	LLOYD D LONG	(\$1,274.65)
124209	2/22/2019	ARTEMIO PEREZ	(\$706.70)

Housing Authority of Springdale
Low Rent Gen Fund 1-01-1111.11-0

Statement Date: 2/28/2019

Bank Account: ***2402

Bank Account Name: General Fund

Routing Number: 82901538

GL Account: 1 01 1111.11 0

Reconciled Check Listing

Check #	Date	Description	Amount
124210	2/22/2019	JOEL D QUEZADA OBISPO	(\$945.01)
124211	2/20/2019	BLACK HILLS ENERGY	(\$32.05)
124212	2/20/2019	CROUCH, HARWELL, FRYAR & FERNER	(\$22.50)
124213	2/20/2019	QUADRIVIUM INC.	(\$28.75)
Count: 67			(\$41,680.97)

Reconciled Deposit Listing

Date	Description	Amount
2/1/2019	Bank Deposit	\$3,868.00
2/1/2019	Bank Deposit	\$4,124.00
2/4/2019	Bank Deposit	\$4,926.00
2/4/2019	Bank Deposit	\$4,244.00
2/4/2019	Bank Deposit	\$3,865.00
2/5/2019	Bank Deposit	\$4,597.00
2/5/2019	Bank Deposit	\$3,968.65
2/6/2019	Bank Deposit	\$3,637.00
2/8/2019	HUD Dep CF-17	\$1,080.00
2/8/2019	HUD Dep Oper Subsidy	\$36,276.00
2/13/2019	Bank Deposit	\$5,147.00
2/19/2019	Bank Deposit	\$6,735.95
2/22/2019	AT&T refund reference overcharge from phone line switch to VOIP 2-22-19	\$2,161.77
2/26/2019	AEP Refund ref account# 9638831343 2-26-19	\$14.19
2/27/2019	S8 to PH deposit 2-27-19	\$5,494.66
2/28/2019	February TAR Deposits	\$1,679.00
2/28/2019	February Interest	\$38.10
Count: 17		\$91,856.32

Reconciled Other Bank Item Listing

Date	Description	Amount
2/6/2019	General Fund	\$750.00
2/19/2019	Tenant Returned Check M. Griffin	(\$285.00)
2/22/2019	USA Tax Payment IRS	(\$2,919.71)
2/22/2019	USA Tax Payment IRS	(\$234.55)
2/22/2019	USA Tax Payment IRS	(\$2,876.54)
2/27/2019	Voided Check Number 124068	\$399.87
Count: 6		(\$5,165.93)

Reconciled Voided Check Listing

Date	Description	Amount
123908	11/1/2018 Greshlyann Ramos Pagan *** Void As Of: 2019-02-13 ***	(\$13.00)
123908	2/13/2019 Greshlyann Ramos Pagan ***VOIDED***	\$13.00
124068	12/27/2018 LAFAYETTE LIFE INSURANCE CO. *** Void As Of: 2019-02-27 ***	(\$399.87)
124193	2/12/2019 CULLIGAN OF NW ARKANSAS ***VOIDED***	\$68.75
124193	2/12/2019 CULLIGAN OF NW ARKANSAS *** Void As Of: 2019-02-12 ***	(\$68.75)
124194	2/12/2019 OFFICE DEPOT ***VOIDED***	\$274.58
124194	2/12/2019 OFFICE DEPOT *** Void As Of: 2019-02-12 ***	(\$274.58)
124195	2/12/2019 SPRINGDALE WATER UTILITIES ***VOIDED***	\$504.94
124195	2/12/2019 SPRINGDALE WATER UTILITIES *** Void As Of: 2019-02-12 ***	(\$504.94)
Count: 9		(\$399.87)

SPRINGDALE HOUSING AUTHORITY
Section 8 Voucher Financial Statement
For Period Ending:2/28/2019

Housing Authority of Springdale
S8V Wide Balance Sheet
 As of Date: 2/28/2019

Assets**Current Assets**

Reclass to Restricted	7	01	1111.11H	0	(11,459.46)
Restricted HAP Funds	7	01	1114.11H	0	11,459.46
Investments - Liberty Bank CD #82000783	7	01	1162.1	0	43,758.68
Prepaid Insurance	7	01	1211	0	1,309.92
General Fund	8	01	1111.11	0	256,181.28

Total Current Assets**301,249.88****Fixed Assets**

Acc. Depreciation-Structures & Equipment	7	01	1400.5	4	(9,350.00)
Non dwelling Structures	7	01	1470	4	9,350.00

Total Fixed Assets**0.00****Total Assets****301,249.88****Liabilities****Current Liabilities**

Deferred Credits - FEMA Reserve	7	01	2290.15	0	4,132.62
Deferred Credits - TBRA Reserve	7	01	2290.5	0	22,195.26
Intercompany Payables	7	01	2119.01	0	12,996.33
Accrued Compensated Absences-Short Term	7	01	2135.1	0	357.32
Accrued Compensated Absences-Long Term	7	01	2135.2	0	3,215.92

Total Current Liabilities**42,897.45****Total Liabilities****42,897.45****Owner's Equity****Owner's Equity**

Operating Reserve - Sec 8 Voucher	7	01	2826.1	0	246,623.61
Restricted HAP Funds HAP Funds	7	01	2841.1	0	2,703.71

Total Owner's Equity**249,327.32****Net Income (Loss)****9,025.11****Total Owner's Equity****258,352.43****Total Liabilities and Owner's Equity****301,249.88**

Housing Authority of Springdale
S8V Wide Comparative Balance Sheet

As of Date: 2/28/2019

				2/28/2019	2/28/2018	Variance	
Assets							
Current Assets							
7	01	1111.11H	0	Relcass to Restricted	(11,459.46)	(22,680.71)	11,221.25
7	01	1114.11H	0	Restricted HAP Funds	11,459.46	22,680.71	(11,221.25)
7	01	1162.1	0	Investments - Liberty Bank CD #82000783	43,758.68	43,415.26	343.42
7	01	1211	0	Prepaid Insurance	1,309.92	1,245.28	64.64
8	01	1111.11	0	General Fund	256,181.28	274,871.16	(18,689.88)
Total Current Assets				301,249.88	319,531.70	(18,281.82)	
Fixed Assets							
7	01	1400.5	4	Acc. Depreciation-Structures & Equipment	(9,350.00)	(9,350.00)	0.00
7	01	1470	4	Nondwelling Structures	9,350.00	9,350.00	0.00
Total Fixed Assets				0.00	0.00	0.00	
Total Assets				301,249.88	319,531.70	(18,281.82)	
Liabilities							
Current Liabilities							
7	01	2290.15	0	Deferred Credits - FEMA Reserve	4,132.62	4,132.62	0.00
7	01	2290.5	0	Deferred Credits - TBRA Reserve	22,195.26	22,195.26	0.00
7	01	2119.01	0	Intercompany Payables	12,996.33	1,834.33	11,162.00
7	01	2135.1	0	Accrued Compensated Absences-Short Term	357.32	35.82	321.50
7	01	2135.2	0	Accrued Compensated Absences-Long Term	3,215.92	322.39	2,893.53
Total Current Liabilities				42,897.45	28,520.42	14,377.03	
Total Liabilities				42,897.45	28,520.42	14,377.03	
Owner's Equity							
Owner's Equity							
7	01	2826.1	0	Operating Reserve - Sec 8 Voucher	246,623.61	275,486.29	(28,862.68)
7	01	2841.1	0	Restricted HAP Funds HAP Funds	2,703.71	18,436.71	(15,733.00)
Total Owner's Equity				249,327.32	293,923.00	(44,595.68)	
Net Income (Loss)				9,025.11	(2,911.72)	11,936.83	
Total Owner's Equity				258,352.43	291,011.28	(32,658.85)	
Total Liabilities and Owner's Equity				301,249.88	319,531.70	(18,281.82)	
						0.00	

Housing Authority of Springdale
UNA Only Comparative Balance Sheet
 As of Date: 2/28/2019

				2/28/2019	2/28/2018	Variance	
Assets							
Current Assets							
7	01	1111.11H	0	Relcass to Restricted	(11,459.46)	(22,680.71)	11,221.25
7	01	1162.1	0	Investments - Liberty Bank CD #82000783	43,758.68	43,415.26	343.42
7	01	1211	0	Prepaid Insurance	1,309.92	1,245.28	64.64
8	01	1111.11	0	General Fund	256,181.28	274,871.16	(18,689.88)
Total Current Assets					289,790.42	296,850.99	(7,060.57)
Fixed Assets							
7	01	1400.5	4	Acc. Depreciation-Structures & Equipment	(9,350.00)	(9,350.00)	0.00
7	01	1470	4	Nondwelling Structures	9,350.00	9,350.00	0.00
Total Fixed Assets					0.00	0.00	0.00
Total Assets					289,790.42	296,850.99	(7,060.57)
Liabilities							
Current Liabilities							
7	01	2290.15	0	Deferred Credits - FEMA Reserve	4,132.62	4,132.62	0.00
7	01	2290.5	0	Deferred Credits - TBRA Reserve	22,195.26	22,195.26	0.00
7	01	2119.01	0	Intercompany Payables	12,996.33	1,834.33	11,162.00
7	01	2135.1	0	Accrued Compensated Absences-Short Term	357.32	35.82	321.50
7	01	2135.2	0	Accrued Compensated Absences-Long Term	3,215.92	322.39	2,893.53
Total Current Liabilities					42,897.45	28,520.42	14,377.03
Total Liabilities					42,897.45	28,520.42	14,377.03
Owner's Equity							
Owner's Equity							
7	01	2826.1	0	Operating Reserve - Sec 8 Voucher	246,623.61	275,486.29	(28,862.68)
Total Owner's Equity					246,623.61	275,486.29	(28,862.68)
Net Income (Loss)					269.36	(7,155.72)	7,425.08
Total Owner's Equity					246,892.97	268,330.57	(21,437.60)
Total Liabilities and Owner's Equity					289,790.42	296,850.99	(7,060.57)
							0.00

Housing Authority of Springdale
NRA Comparative Balance Sheet
As of Date: 2/28/2019

	2/28/2019	2/28/2018	Variance
Assets			
Current Assets			
7 01 1114.11H 0 Restricted HAP Funds	11,459.46	22,680.71	(11,221.25)
Total Current Assets	11,459.46	22,680.71	(11,221.25)
Total Assets	11,459.46	22,680.71	(11,221.25)
Owner's Equity			
Owner's Equity			
7 01 2841.1 0 Restricted HAP Funds HAP Funds	2,703.71	18,436.71	(15,733.00)
Total Owner's Equity	2,703.71	18,436.71	(15,733.00)
Net Income (Loss)	8,755.75	4,244.00	4,511.75
Total Owner's Equity	11,459.46	22,680.71	(11,221.25)
Total and Owner's Equity	11,459.46	22,680.71	(11,221.25)
			0.00

Housing Authority of Springdale
S&V Wide Budgeted Income Statement
 U/M Month: 197 - U/M YTD: 985 - U/M Year: 2364

Fiscal Year End Date: 9/30/2019	ACCOUNT	1 Month(s) Ended February 28, 2019	PUM	5 Month(s) Ended February 28, 2019	PUM	Budget	Budget P.U.M	Variance
Operating Income								
Administrative Fees Earned	7 01 3112	5	6,582.00	33.41	32,929.00	33.43	77,156.39	32.64 (44,227.39)
Interest Earned on Operating Reserve	7 01 3300	5	10.48	0.05	56.08	0.06	77.00	0.03 (20.92)
Withdrawals or Recaptures of Op Reserve	7 01 3300.1	5	26.75	0.14	80.75	0.08	0.00	0.00 80.75
Admin Fees Earned for Portability	7 01 3300.P	5	38.00	0.19	114.00	0.12	0.00	0.00 114.00
HAP Earned Income	7 01 4902	5	54,452.00	276.41	274,951.00	279.14	0.00	0.00 274,951.00
Total Operating Income			61,109.23	310.20	308,130.83	312.82	77,233.39	32.67 230,897.44
Total Revenue			61,109.23	310.20	308,130.83	312.82	77,233.39	32.67 230,897.44
Administrative Expense								
Administrative Salaries	7 01 4110	5	4,202.11	21.33	21,254.69	21.58	35,020.00	14.81 13,765.31
Legal Expense	7 01 4130	5	0.00	0.00	0.00	0.00	500.00	0.21 500.00
Staff Training	7 01 4140	5	0.00	0.00	0.00	0.00	2,000.00	0.85 2,000.00
Travel	7 01 4150	5	0.00	0.00	0.00	0.00	1,000.00	0.42 1,000.00
Accounting Fees	7 01 4170	5	158.00	0.80	1,043.00	1.06	2,440.00	1.03 1,397.00
Audit Fees	7 01 4171	5	0.00	0.00	0.00	0.00	2,000.00	0.85 2,000.00
Office Rent & Utilities	7 01 4180	5	544.00	2.76	2,720.00	2.76	6,530.00	2.76 3,810.00
Employee Benefit Contributions-Admin.	7 01 4182	5	321.43	1.63	1,625.93	1.65	17,750.00	7.51 16,124.07
Advertising	7 01 4190.08	5	0.00	0.00	0.00	0.00	500.00	0.21 500.00
Telephone	7 01 4190.13	5	0.00	0.00	0.00	0.00	5,000.00	2.12 5,000.00
Forms & Office Supplies	7 01 4190.17	5	0.00	0.00	0.00	0.00	700.00	0.30 700.00
Postage and Misc Sundry Expense	7 01 4190.18	5	2.50	0.01	107.50	0.11	1,000.00	0.42 892.50
Administrative Contracts	7 01 4190.19	5	269.12	1.37	5,180.22	5.26	22,000.00	9.31 16,819.78
Total Administrative Expense			5,497.16	27.90	31,931.34	32.42	96,440.00	40.80 64,508.66
General Expense								
Insurance - OL&T/Comprehensive	7 01 4510.02	5	119.08	0.60	571.89	0.58	1,360.00	0.58 788.11
Admin Fees Paid for Portability	7 01 4590.P	5	111.04	0.56	407.24	0.41	880.00	0.37 472.76
Port In HAP and Utility Deposits frm PHA	7 01 4590.PID	5	(398.00)	(2.02)	(1,486.00)	(1.51)	0.00	0.00 1,486.00
P-I HAP & Utility Expenses to L-L & ten	7 01 4590.PIE	5	398.00	2.02	1,486.00	1.51	0.00	0.00 (1,486.00)
Total General Expense			230.12	1.17	979.13	0.99	2,240.00	0.95 1,260.87
Housing Assistance Payments								
HAP PAYMENTS - RENTS 1st of the Month	7 01 4715.1	5	49,046.00	248.96	250,852.00	254.67	0.00	0.00 (250,852.00)
HAP PAYMENTS RENT UTILITY- 1st of Mo	7 01 4715.4	5	1,014.00	5.15	5,656.00	5.74	0.00	0.00 (5,656.00)
HAP - HUD Portion Fraud Recovery	7 01 4715.8	5	(26.75)	(0.14)	(80.75)	(0.08)	0.00	0.00 80.75
HAP Payments & Utility- Portability ALL	7 01 4715.P	5	2,490.00	12.64	9,768.00	9.92	0.00	0.00 (9,768.00)
Total Housing Assistance Payments			52,523.25	266.62	266,195.25	270.25	0.00	0.00 (266,195.25)

Report Criteria PHA: [ALL] Project: [ALL]
 Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True Show Variance Percentage: False

Custom 1: VOUCHER Custom 2: Custom 3:

Prepared by Lindsey and Company, Inc.

Housing Authority of Springdale
S8V Wide Budgeted Income Statement
U/M Month: 197 - U/M YTD: 985 - U/M Year: 2364

Fiscal Year End Date: 9/30/2019	ACCOUNT	1 Month(s) Ended February 28, 2019	PUM	5 Month(s) Ended February 28, 2019	PUM	Budget	Budget P.U.M	Variance
Total Expenses		(58,250.53)	(295.69)	(299,105.72)	(303.66)	(98,680.00)	(41.74)	(200,425.72)
Total Net Income (Loss)		2,858.70	14.53	9,025.11	9.16	(21,446.61)	(9.08)	30,471.72

Housing Authority of Springdale

S8V Wide Income Statement

Fiscal Year End Date:		9/30/2019		ACCOUNT	1 Month(s) Ended February 28, 2019	PUM	5 Month(s) Ended February 28, 2019	PUM
Revenue								
Operating Income								
Administrative Fees Earned	7	01	3112	5	6,582.00	33.41	32,929.00	33.43
Interest Earned on Operating Reserve	7	01	3300	5	10.48	0.05	56.08	0.06
Withdrawals or Recaptures of Op Res	7	01	3300.1	5	26.75	0.14	80.75	0.08
Admin Fees Earned for Portability	7	01	3300.P	5	38.00	0.19	114.00	0.12
HAP Earned Income	7	01	4902	5	54,452.00	276.41	274,951.00	279.14
Total Operating Income					61,109.23	310.20	308,130.83	312.82
Total Revenue					61,109.23	310.20	308,130.83	312.82
Expenses								
Administrative Expense								
Administrative Salaries	7	01	4110	5	4,202.11	21.33	21,254.69	21.58
Accounting Fees	7	01	4170	5	158.00	0.80	1,043.00	1.06
Office Rent & Utilities	7	01	4180	5	544.00	2.76	2,720.00	2.76
Employee Benefit Contributions-Admin	7	01	4182	5	321.43	1.63	1,625.93	1.65
Postage and Misc Sundry Expense	7	01	4190.18	5	2.50	0.01	107.50	0.11
Administrative Contracts	7	01	4190.19	5	269.12	1.37	5,180.22	5.26
Total Administrative Expense					5,497.16	27.90	31,931.34	32.42
General Expense								
Insurance - OL&T/Comprehensive	7	01	4510.02	5	119.08	0.60	571.89	0.58
Admin Fees Paid for Portability	7	01	4590.P	5	111.04	0.56	407.24	0.41
Port In HAP and Utility Deposits frm P	7	01	4590.PID	5	(398.00)	(2.02)	(1,486.00)	(1.51)
P-I HAP & Utility Expenses to L-L & te	7	01	4590.PIE	5	398.00	2.02	1,486.00	1.51
Total General Expense					230.12	1.17	979.13	0.99
Housing Assistance Payments								
HAP PAYMENTS - RENTS 1st of the	7	01	4715.1	5	49,046.00	248.96	250,852.00	254.67
HAP PAYMENTS RENT UTILITY- 1st	7	01	4715.4	5	1,014.00	5.15	5,656.00	5.74
HAP - HUD Portion Fraud Recovery	7	01	4715.8	5	(26.75)	(0.14)	(80.75)	(0.08)
HAP Payments & Utility- Portability AL	7	01	4715.P	5	2,490.00	12.64	9,768.00	9.92
Total Housing Assistance Payments					52,523.25	266.62	266,195.25	270.25
Total Expenses					(58,250.53)	(295.69)	(299,105.72)	(303.66)
Net Income (Loss)					2,858.70	14.53	9,025.11	9.16

Housing Authority of Springdale

S8V Wide Comparative Income Statement

					Start: 10/01/2018			Start: 10/01/2017		
					End: 02/28/2019	PUM	End: 02/28/2018	PUM	Variance	
Operating Income										
Administrative Fees Earned	7	01	3112	5	32,929.00	32,929.00	32,484.00	32,484.00	445.00	
Interest Earned on Operating R	7	01	3300	5	56.08	56.08	4.75	4.75	51.33	
Withdrawals or Recaptures of O	7	01	3300.1	5	80.75	80.75	0.00	0.00	80.75	
Admin Fees Earned for Portabil	7	01	3300.P	5	114.00	114.00	0.00	0.00	114.00	
HAP Earned Income	7	01	4902	5	274,951.00	274,951.00	265,641.00	265,641.00	9,310.00	
Total Operating Income					308,130.83	308,130.83	298,129.75	298,129.75	10,001.08	
Total Revenue					308,130.83	308,130.83	298,129.75	298,129.75	10,001.08	
Administrative Expense										
Administrative Salaries	7	01	4110	5	21,254.69	21,254.69	19,708.19	19,708.19	(1,546.50)	
Accounting Fees	7	01	4170	5	1,043.00	1,043.00	1,171.00	1,171.00	128.00	
Office Rent & Utilities	7	01	4180	5	2,720.00	2,720.00	2,720.00	2,720.00	0.00	
Employee Benefit Contributions	7	01	4182	5	1,625.93	1,625.93	1,507.65	1,507.65	(118.28)	
Postage and Misc Sundry Expens	7	01	4190.18	5	107.50	107.50	12.50	12.50	(95.00)	
Administrative Contracts	7	01	4190.19	5	5,180.22	5,180.22	13,778.46	13,778.46	8,598.24	
Total Administrative Expense					31,931.34	31,931.34	38,897.80	38,897.80	6,966.46	
General Expense										
Insurance - OL&T/Comprehensive	7	01	4510.02	5	571.89	571.89	490.57	490.57	(81.32)	
Admin Fees Paid for Portabilit	7	01	4590.P	5	407.24	407.24	256.10	256.10	(151.14)	
Port In HAP and Utility Deposi	7	01	4590.PID	5	(1,486.00)	(1,486.00)	0.00	0.00	1,486.00	
P-I HAP & Utility Expenses to	7	01	4590.PIE	5	1,486.00	1,486.00	0.00	0.00	(1,486.00)	
Total General Expense					979.13	979.13	746.67	746.67	(232.46)	
Housing Assistance Payments										
HAP PAYMENTS - RENTS 1st of th	7	01	4715.1	5	250,852.00	250,852.00	250,940.00	250,940.00	88.00	
HAP PAYMENTS RENT UTILITY- 1st	7	01	4715.4	5	5,656.00	5,656.00	3,423.00	3,423.00	(2,233.00)	
HAP - HUD Portion Fraud Recove	7	01	4715.8	5	(80.75)	(80.75)	0.00	0.00	80.75	
HAP Payments & Utility- Portab	7	01	4715.P	5	9,768.00	9,768.00	7,034.00	7,034.00	(2,734.00)	
Total Housing Assistance Payments					266,195.25	266,195.25	261,397.00	261,397.00	(4,798.25)	
Total Expenses					(299,105.72)	(299,105.72)	(301,041.47)	(301,041.47)	1,935.75	
Net Income (Loss)					9,025.11	9,025.11	(2,911.72)	(2,911.72)	11,936.83	

Housing Authority of Springdale

UNA Only Budgeted Income Statement

	ACCOUNT		1 Month(s) Ended February 28, 2019		Budget	Variance
Revenue						
Operating Income						
Administrative Fees Earned	7 01 3112 5		6,582.00		6,429.69	152.31
Interest Earned on Operating Reserve	7 01 3300 5		10.48		6.41	4.07
Withdrawals or Recaptures of Op Reserve	7 01 3300.1 5		26.75		0.00	26.75
Admin Fees Earned for Portability	7 01 3300.P 5		38.00		0.00	38.00
Total Operating Income			6,657.23		6,436.10	221.13
Total Revenue			6,657.23		6,436.10	221.13
Expenses						
Administrative Expense						
Administrative Salaries	7 01 4110 5		4,202.11		2,918.33	(1,283.78)
Legal Expense	7 01 4130 5		0.00		41.66	41.66
Staff Training	7 01 4140 5		0.00		166.66	166.66
Travel	7 01 4150 5		0.00		83.33	83.33
Accounting Fees	7 01 4170 5		158.00		203.33	45.33
Audit Fees	7 01 4171 5		0.00		166.66	166.66
Office Rent & Utilities	7 01 4180 5		544.00		544.16	0.16
Employee Benefit Contributions-Admin.	7 01 4182 5		321.43		1,479.16	1,157.73
Advertising	7 01 4190.08 5		0.00		41.66	41.66
Telephone	7 01 4190.13 5		0.00		416.66	416.66
Forms & Office Supplies	7 01 4190.17 5		0.00		58.33	58.33
Postage and Misc Sundry Expense	7 01 4190.18 5		2.50		83.33	80.83
Administrative Contracts	7 01 4190.19 5		269.12		1,833.33	1,564.21
Total Administrative Expense			5,497.16		8,036.60	2,539.44
General Expense						
Insurance - OL&T/Comprehensive	7 01 4510.02 5		119.08		113.33	(5.75)
Admin Fees Paid for Portability	7 01 4590.P 5		111.04		73.33	(37.71)
Port In HAP and Utility Deposits frm PHA	7 01 4590.PID 5		(398.00)		0.00	398.00
P-I HAP & Utility Expenses to L-L & ten	7 01 4590.PIE 5		398.00		0.00	(398.00)
Total General Expense			230.12		186.66	(43.46)
Total Expenses			(5,727.28)		(8,223.26)	2,495.98
Net Income (Loss)			929.95		(1,787.16)	2,717.11

Housing Authority of Springdale

NRA Only Budgeted Income Statement

	ACCOUNT	1 Month(s) Ended February 28, 2019	Budget	Variance
Revenue				
Operating Income				
HAP Earned Income	7 01 4902 5	54,452.00	0.00	54,452.00
Total Operating Income		54,452.00	0.00	54,452.00
Total Revenue		54,452.00	0.00	54,452.00
Expenses				
Housing Assistance Payments				
HAP PAYMENTS - RENTS 1st of the Mon	7 01 4715.1 5	49,046.00	0.00	(49,046.00)
HAP PAYMENTS RENT UTILITY- 1st of M	7 01 4715.4 5	1,014.00	0.00	(1,014.00)
HAP - HUD Portion Fraud Recovery	7 01 4715.8 5	(26.75)	0.00	26.75
HAP Payments & Utility- Portability ALL	7 01 4715.P 5	2,490.00	0.00	(2,490.00)
Total Housing Assistance Payments		52,523.25	0.00	(52,523.25)
Total Expenses		(52,523.25)	0.00	(52,523.25)
Net Income (Loss)		1,928.75	0.00	1,928.75

Report Criteria PHA: [ALL] Project: [ALL]

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: False

Custom 1: VOUCHER

Custom 2:

Custom 3: NRA

Prepared by Lindsey and Company, Inc.

Housing Authority of Springdale Admin Fee Statement

7

As of Date: 2/28/2019

	Account	Current	Y-T-D	Budget	Variance	% Used
<u>Administrative Fee Transactions</u>						
Operating Receipts						
Administrative Fees Earned	7 01 3112 5	(6,582.00)	(32,929.00)	(77,156.39)	(44,227.39)	42.68 %
Interest Earned on Operating Reserve	7 01 3300 5	(10.48)	(56.08)	(77.00)	(20.92)	72.83 %
Withdrawals or Recaptures of Op Reserve	7 01 3300.1 5	(26.75)	(80.75)	0.00	80.75	0.00 %
Admin Fees Earned for Portability	7 01 3300.P 5	(38.00)	(114.00)	0.00	114.00	0.00 %
Total Operating Receipts		(6,657.23)	(33,179.83)	(77,233.39)	(44,053.56)	42.96 %
Administrative Expense						
Administrative Salaries	7 01 4110 5	4,202.11	21,254.69	35,020.00	13,765.31	60.69 %
Legal Expense	7 01 4130 5	0.00	0.00	500.00	500.00	0.00 %
Staff Training	7 01 4140 5	0.00	0.00	2,000.00	2,000.00	0.00 %
Travel	7 01 4150 5	0.00	0.00	1,000.00	1,000.00	0.00 %
Accounting Fees	7 01 4170 5	158.00	1,043.00	2,440.00	1,397.00	42.75 %
Audit Fees	7 01 4171 5	0.00	0.00	2,000.00	2,000.00	0.00 %
Office Rent & Utilities	7 01 4180 5	544.00	2,720.00	6,530.00	3,810.00	41.65 %
Employee Benefit Contributions-Admin.	7 01 4182 5	321.43	1,625.93	17,750.00	16,124.07	9.16 %
Advertising	7 01 4190.08 5	0.00	0.00	500.00	500.00	0.00 %
Telephone	7 01 4190.13 5	0.00	0.00	5,000.00	5,000.00	0.00 %
Forms & Office Supplies	7 01 4190.17 5	0.00	0.00	700.00	700.00	0.00 %
Postage and Misc Sundry Expense	7 01 4190.18 5	2.50	107.50	1,000.00	892.50	10.75 %
Administrative Contracts	7 01 4190.19 5	269.12	5,180.22	22,000.00	16,819.78	23.55 %
Insurance - OL&T/Comprehensive	7 01 4510.02 5	119.08	571.89	1,360.00	788.11	42.05 %
Admin Fees Paid for Portability	7 01 4590.P 5	111.04	407.24	880.00	472.76	46.28 %
Port In HAP and Utility Deposits frm PHA	7 01 4590.PID 5	(398.00)	(1,486.00)	0.00	1,486.00	0.00 %
P-I HAP & Utility Expenses to L-L & ten	7 01 4590.PIE 5	398.00	1,486.00	0.00	(1,486.00)	0.00 %
Total Administrative Expense		5,727.28	32,910.47	98,680.00	65,769.53	33.35 %
Deficit		(929.95)	(269.36)	21,446.61	21,715.97	-1.26 %
Plus: Audit Fees	7 01 4171 5	0.00	0.00	2,000.00	2,000.00	0.00 %
Plus: Operating Reserve - Sec 8 Voucher	7 01 2826.1 0	0.00	(246,623.61)	0.00	246,623.61	0.00 %
Net Administrative Fees and Reserves		(929.95)	(246,892.97)	19,446.61	266,339.58-1269.59 %	

Housing Assistance Payments

HAP PAYMENTS - RENTS 1st of the Mon	7 01 4715.1 5	49,046.00	250,852.00	0.00	(250,852.00)	0.00 %
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Report Criteria PHA: 7 Project: '01','03','05','06','08'

Include Unapproved: False Show Zero Balances: False

Prepared by Lindsey and Company, Inc.

Housing Authority of Springdale
Admin Fee Statement
7

As of Date: 2/28/2019

	Account	Current	Y-T-D	Budget	Variance	% Used
HAP PAYMENTS RENT UTILITY- 1st of M	7 01 4715.4 5	1,014.00	5,656.00	0.00	(5,656.00)	0.00 %
HAP - HUD Portion Fraud Recovery	7 01 4715.8 5	(26.75)	(80.75)	0.00	80.75	0.00 %
HAP Payments & Utility- Portability ALL	7 01 4715.P 5	2,490.00	9,768.00	0.00	(9,768.00)	0.00 %
Total HAP Payments		52,523.25	266,195.25	0.00	(266,195.25)	0.00 %

Report Criteria PHA: 7 Project: '01','03','05','06','08'

Include Unapproved: False Show Zero Balances: False

Prepared by Lindsey and Company, Inc.

Housing Authority of Springdale
8-01-1111.11-0**Statement Date: 2/28/2019****Bank Account: ****2643****Bank Account Name: SECTION 8****Routing Number: 82908858****GL Account: 8 01 1111.11 0**

Bank Statement Balance **\$257,009.28****Adjustments to Bank Balance**

less: outstanding checks (\$828.00)

plus: outstanding deposits \$0.00

Total Adjustments: (\$828.00)

Adjusted Bank Balance **\$256,181.28****GL Balance As of Statement Date** **\$256,181.28****Outstanding Check Listing**

Check #	Date	Description	Amount
826141	6/1/2018	Enriquez VargaReyna	(\$6.00)
826223	7/1/2018	Enriquez VargaReyna	(\$6.00)
826314	8/1/2018	Enriquez VargaReyna	(\$6.00)
826549	11/1/2018	CUVA ENTERPRISES, LLC.	(\$810.00)
Count: 4			(\$828.00)

Housing Authority of Springdale
8-01-1111.11-0

Statement Date: 2/28/2019

Bank Account: ****2643

Bank Account Name: SECTION 8

Routing Number: 82908858

GL Account: 8 01 1111.11 0

Reconciled Check Listing

Check #	Date	Description	Amount
826711	1/1/2019	DAMON ASSEM	(\$397.00)
826765	1/25/2019	SANTIAGO L. ESPINOSA-LEAL	(\$172.00)
826767	2/1/2019	FOX FIRE APARTMENTS	(\$1,038.00)
826768	2/1/2019	3E DEVELOPMENT, LLC.	(\$365.00)
826769	2/1/2019	ALLRED PROPERTIES	(\$2,063.00)
826770	2/1/2019	BLACK OAK APARTMENTS	(\$285.00)
826771	2/1/2019	BOULDER RIDGE NWA	(\$536.00)
826772	2/1/2019	BOYLE PROPERTIES	(\$550.00)
826773	2/1/2019	BRIDGESTONE APARTMENTS, ALP	(\$331.00)
826774	2/1/2019	BROOKHAVEN APARTMENTS LLC	(\$1,621.00)
826775	2/1/2019	Adele L Bernard	(\$48.00)
826776	2/1/2019	Booneville Housing Authority	(\$435.00)
826777	2/1/2019	CEDAR MOUNTAIN PROPERTIES	(\$405.00)
826778	2/1/2019	CHAPEL RIDGE OF SPRINGDALE	(\$5,469.00)
826779	2/1/2019	CHARLES E. MILLER	(\$508.00)
826780	2/1/2019	COLONY SQUARE PHASE I	(\$2,015.00)
826781	2/1/2019	COLONY SQUARE PHASE II	(\$283.00)
826782	2/1/2019	CUNNINGHAM BRYANTIONETTE	(\$59.00)
826783	2/1/2019	CUVA ENTERPRISES, LLC.	(\$585.00)
826784	2/1/2019	D & GM REAL ESTATE PROPERTIES	(\$390.00)
826785	2/1/2019	JAMES D. CHANCE	(\$1,325.00)
826786	2/1/2019	DAMON ASSEM	(\$397.00)
826787	2/1/2019	DOWN HOME RENTAL PROPS. LLC	(\$890.00)
826788	2/1/2019	Dream Structures, LLC.	(\$384.00)
826789	2/1/2019	EASTWOOD APARTMENTS	(\$778.00)
826790	2/1/2019	GARY GRIFFIN-TGC RENTALS	(\$331.00)
826791	2/1/2019	ADRIANNA GILLIHAN	(\$12.00)
826792	2/1/2019	GLENN NEAL REALTY	(\$600.00)
826793	2/1/2019	HARRIS MCHANEY REALTORS	(\$770.00)
826794	2/1/2019	HOME ROOTS PROP. MGMT.	(\$563.00)
826795	2/1/2019	Henry Christopher A	(\$9.00)
826796	2/1/2019	Housing Authority of Monroe Co	(\$1,003.06)
826797	2/1/2019	INDEED PROPERTIES, LLC.	(\$382.00)
826798	2/1/2019	JIM JONES	(\$216.00)
826799	2/1/2019	JIMANI RENTALS, LLC	(\$419.00)
826800	2/1/2019	KENNETH BERNER	(\$491.00)
826801	2/1/2019	LONNIE GAYER	(\$985.00)
826802	2/1/2019	MONTECITO SPRINGS APARTMENTS	(\$2,010.00)
826803	2/1/2019	MULLINS PROPERTY MANAGEMENT	(\$775.00)
826804	2/1/2019	NEIL JOHNSON PROPERTIES	(\$230.00)
826805	2/1/2019	NORTH LITTLE ROCK HOUSING AUTH	(\$1,162.98)
826806	2/1/2019	OMAR MORALES PEREZ	(\$384.00)
826807	2/1/2019	PLATINUM PROPERTIES OF NWA	(\$962.00)
826808	2/1/2019	PLEASANT POINT APARTMENTS	(\$1,000.00)
826809	2/1/2019	PROVIDENCE PROPERTY MANAGEMENT	(\$456.00)
826810	2/1/2019	Prestige Management & Realty	(\$1,243.00)
826811	2/1/2019	Rosa H Puchales Flore	(\$21.00)
826812	2/1/2019	R & D PRICE PROPERTIES	(\$539.00)
826813	2/1/2019	RAINTREE APARTMENTS	(\$688.00)
826814	2/1/2019	RAYBORN MIKE R	(\$19.00)
826815	2/1/2019	REAL PROPERTY MGMT.	(\$1,411.00)
826816	2/1/2019	REY LUZ E	(\$102.00)
826817	2/1/2019	ROY DONNA L	(\$61.00)
826818	2/1/2019	SAMUEL ALMANZA-PEREZ	(\$365.00)
826819	2/1/2019	SANTIAGO L. ESPINOSA-LEAL	(\$736.00)
826820	2/1/2019	SOSA PROPERTIES, LLC.	(\$411.00)
826821	2/1/2019	SPRINGDALE RIDGE I	(\$223.00)
826822	2/1/2019	SPRINGDALE SENIOR CITIZEN APTS	(\$2,892.00)
826823	2/1/2019	SUNSET APARTMENTS	(\$324.00)
826824	2/1/2019	THE STATION APARTMENTS	(\$1,571.00)
826825	2/1/2019	RODESHA THOMAS	(\$96.00)
826826	2/1/2019	THOMAS F. OWEN	(\$600.00)
826827	2/1/2019	TYLER PULTS	(\$429.00)

Housing Authority of Springdale
8-01-1111.11-0

Statement Date: 2/28/2019

Bank Account: ****2643

Bank Account Name: SECTION 8

Routing Number: 82908858

GL Account: 8 01 1111.11 0

Reconciled Check Listing

Check #	Date	Description	Amount
826828	2/1/2019	Tabron Jewell K	(\$99.00)
826829	2/1/2019	Third Street Realty Services	(\$1,125.00)
826830	2/1/2019	VANTAGE POINT APARTMENTS	(\$820.00)
826831	2/1/2019	VENTURE PROPERTIES OF NWA	(\$1,821.00)
826832	2/1/2019	VICK ENTERPRISES, LLC.	(\$869.00)
826833	2/1/2019	VIRGINIA HANEY	(\$511.00)
826834	2/1/2019	Valdez A&M Investments, LLC.	(\$470.00)
826835	2/1/2019	Vanessa Kinnebrew	(\$103.00)
826836	2/1/2019	WILL J. GLADDEN	(\$1,049.00)
826837	2/1/2019	Melinda M White	(\$167.00)
826838	2/1/2019	Whitt Marsha N	(\$134.00)
826839	2/1/2019	Williams Anetira D	(\$84.00)
826840	2/1/2019	JUN SCHUSTER	(\$555.00)
826841	2/8/2019	Dream Structures, LLC.	(\$337.00)
826842	2/27/2019	SPRINGDALE HOUSING AUTHORITY	(\$5,494.66)
Count: 78			(\$59,459.70)

Reconciled Deposit Listing

Date	Description	Amount
2/1/2019	HUD Dep A/C VO Admin Fees S8V	\$6,582.00
2/1/2019	HUD Dep A/C VO Revenue From HAP S8V	\$54,452.00
2/4/2019	R. Cherry Siloam Springs HAP Reimbursement 2-4-19	\$436.00
2/11/2019	N. Gibson 22273 third retro rent payment ref fraud recovery 2-11-19	\$53.50
2/28/2019	February Interest	\$10.48
Count: 5		\$61,533.98

Reconciled Other Bank Item Listing

Date	Description	Amount
2/8/2019	Voided Check Number 826648	\$337.00
2/28/2019	General Fund	(\$2.50)
Count: 2		\$334.50

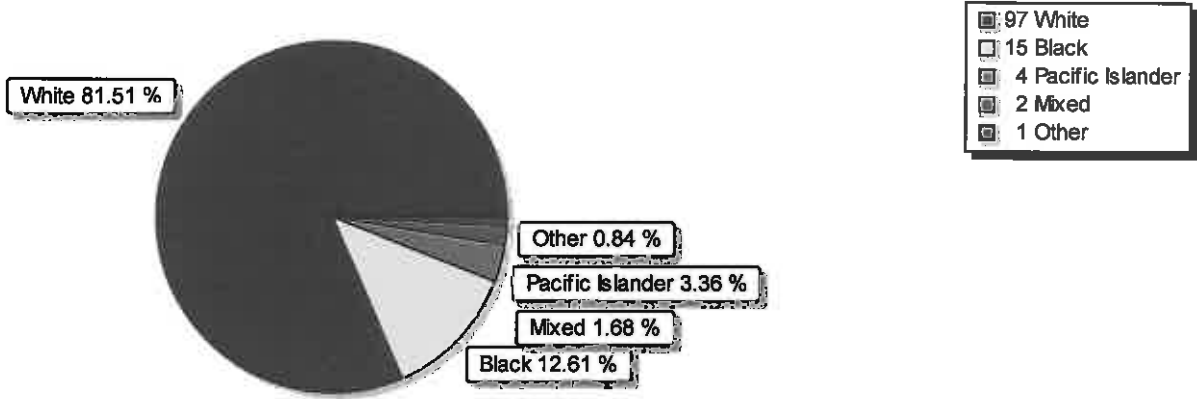
Reconciled Voided Check Listing

Date	Description	Amount
826648	12/1/2018 LALAH LILES *** Void As Of: 2019-02-08 ***	(\$337.00)
Count: 1		(\$337.00)

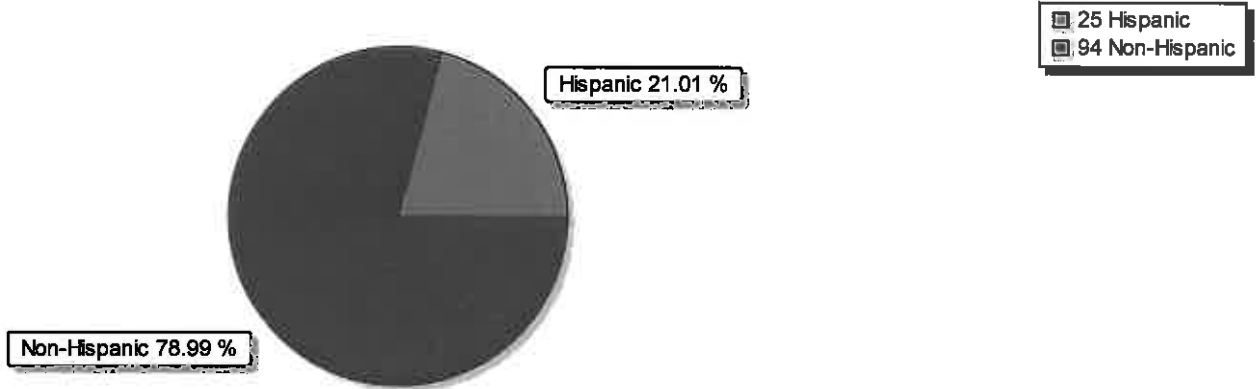
Housing Authority of Springdale
Demographic Data Report

HCV

Race



Ethnicity

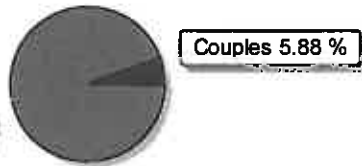


Housing Authority of Springdale Demographic Data Report

Number of Family Members = 274
 Number of Families = 119
 Average number of members per Family = 2.30
 Number of Male heads of household = 23 (19.33%)
 Number of Female heads of household = 96 (80.67%)
 Number of Couples = 7
 Number of Single = 112

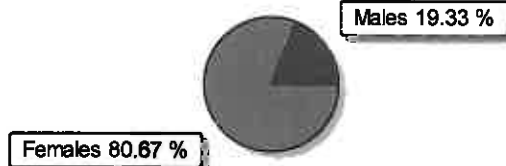
Non/Single Families

■ 7 Couples
 ■ 112 Single



Head of Household Gender

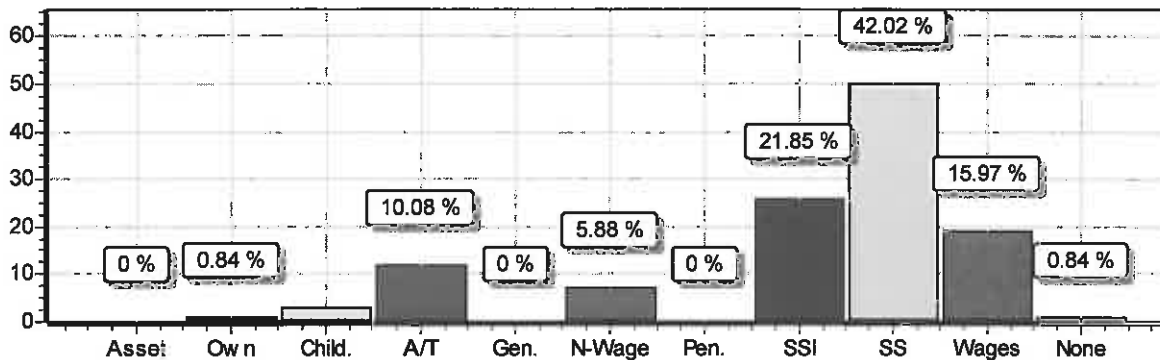
■ 23 Males
 ■ 96 Females



0 (0.00%)	Families with primary income from Asset
1 (0.84%)	Families with primary income from Own Business
3 (2.52%)	Families with primary income from Child Support
12 (10.08%)	Families with primary income from AFDC/TANF
0 (0.00%)	Families with primary income from Medical Reimbursement
0 (0.00%)	Families with primary income from Federal Wage
0 (0.00%)	Families with primary income from General Assistance
0 (0.00%)	Families with primary income from HA Wage
0 (0.00%)	Families with primary income from Indian Trust
0 (0.00%)	Families with primary income from Annual Imputed Welfare
0 (0.00%)	Families with primary income from Military Pay
7 (5.88%)	Families with primary income from NonWage
0 (0.00%)	Families with primary income from Pension
26 (21.85%)	Families with primary income from SSI
50 (42.02%)	Families with primary income from Social Security
0 (0.00%)	Families with primary income from Unemployment
19 (15.97%)	Families with primary income from Other Wage
0 (0.00%)	Families with primary income from MtW Income
1 (0.84%)	Families with primary income from No/Other
1 (0.84%)	Families with income from Asset
1 (0.84%)	Families with income from Own Business
13 (10.92%)	Families with income from Child Support
57 (47.90%)	Families with income from AFDC/TANF
0 (0.00%)	Families with income from Medical Reimbursement
0 (0.00%)	Families with income from Federal Wage
1 (0.84%)	Families with income from General Assistance
0 (0.00%)	Families with income from HA Wage
0 (0.00%)	Families with income from Indian Trust
0 (0.00%)	Families with income from Annual Imputed Welfare
0 (0.00%)	Families with income from Military Pay
11 (9.24%)	Families with income from NonWage
3 (2.52%)	Families with income from Pension
48 (40.34%)	Families with income from SSI
60 (50.42%)	Families with income from Social Security
0 (0.00%)	Families with income from Unemployment
26 (21.85%)	Families with income from Other Wage
0 (0.00%)	Families with income from MtW Income
1 (0.84%)	Families with income from No/Other
119 Families Listed	

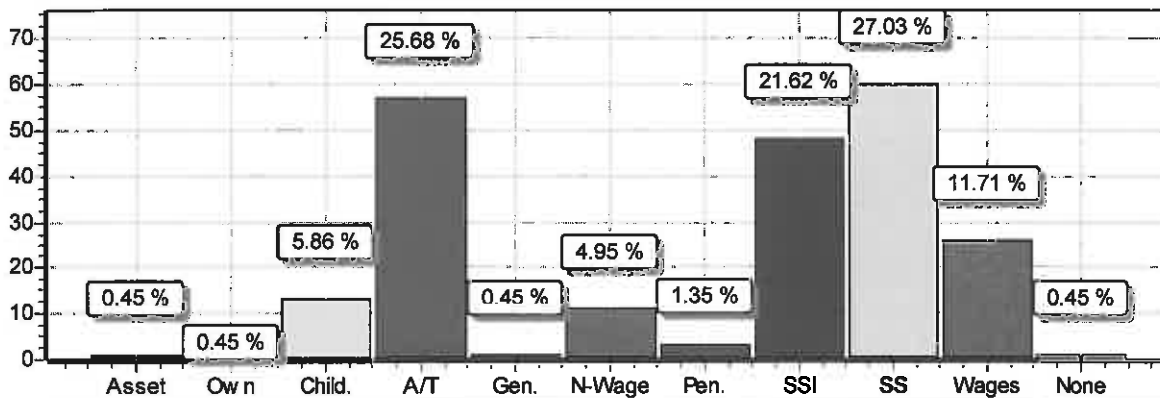
Housing Authority of Springdale Demographic Data Report

Primary Income



- ☒ Asset
- ☒ Own Business
- ☒ Child Support
- ☒ AFDC/TANF
- ☒ General Assistance
- ☒ NonWage
- ☒ Pension
- ☒ SSI
- ☒ Social Security
- ☒ Other Wage
- ☒ No/Other

Other Income



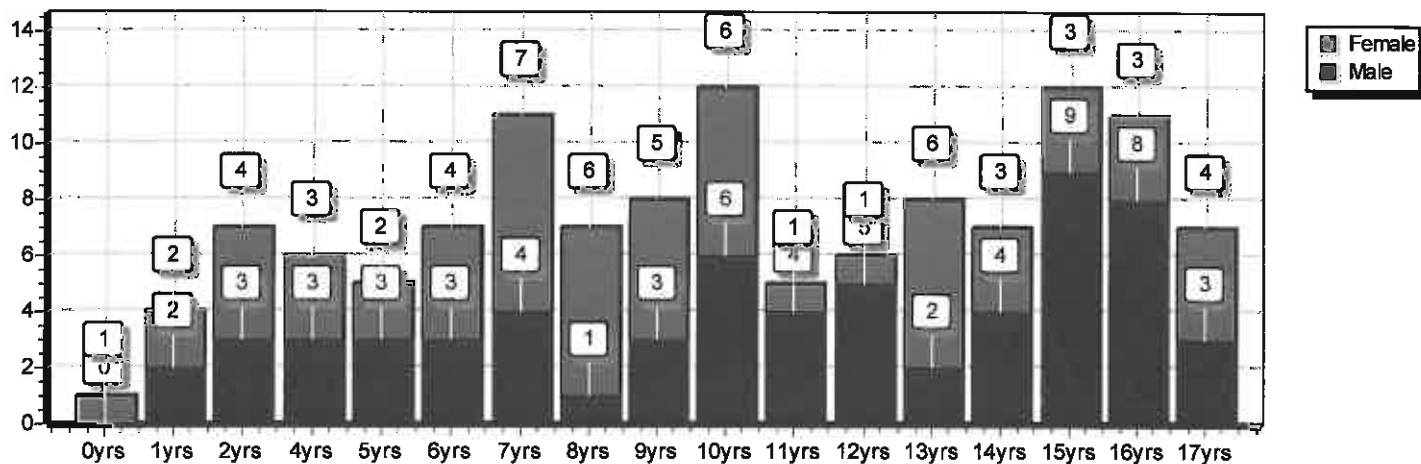
- ☒ Asset
- ☒ Own Business
- ☒ Child Support
- ☒ AFDC/TANF
- ☒ General Assistance
- ☒ NonWage
- ☒ Pension
- ☒ SSI
- ☒ Social Security
- ☒ Other Wage
- ☒ No/Other

Housing Authority of Springdale Demographic Data Report

	Age	Total	Males	Females
Number of Children Who are <=	1	5	2	3
Number of Children Who are =	2	7	3	4
Number of Children Who are =	3	0	0	0
Number of Children Who are =	4	6	3	3
Number of Children Who are =	5	5	3	2
Number of Children Who are =	6	7	3	4
Number of Children Who are =	7	11	4	7
Number of Children Who are =	8	7	1	6
Number of Children Who are =	9	8	3	5
Number of Children Who are =	10	12	6	6
Number of Children Who are =	11	5	4	1
Number of Children Who are =	12	6	5	1
Number of Children Who are =	13	8	2	6
Number of Children Who are =	14	7	4	3
Number of Children Who are =	15	12	9	3
Number of Children Who are =	16	11	8	3
Number of Children Who are =	17	7	3	4
Number of Children Who are =	18	1	1	0
		125	64	61

Average Age: 10

Age Comparison

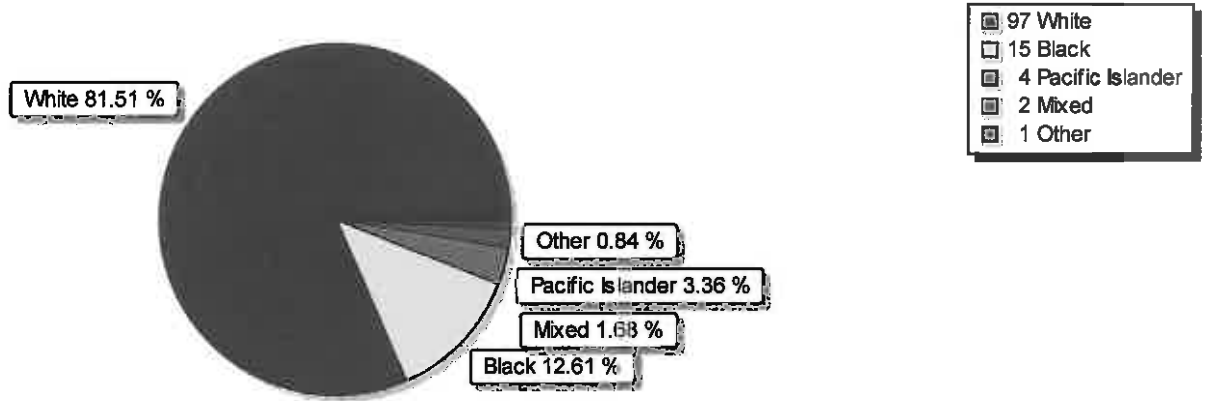


Housing Authority =ALL
 Project =ALL
 Unit or property =ALL
 Site =ALL
 Building number =ALL
 County =ALL
 Region =ALL
 Locality =ALL
 Census tract =ALL
 Program type = Section 8
 Active families only

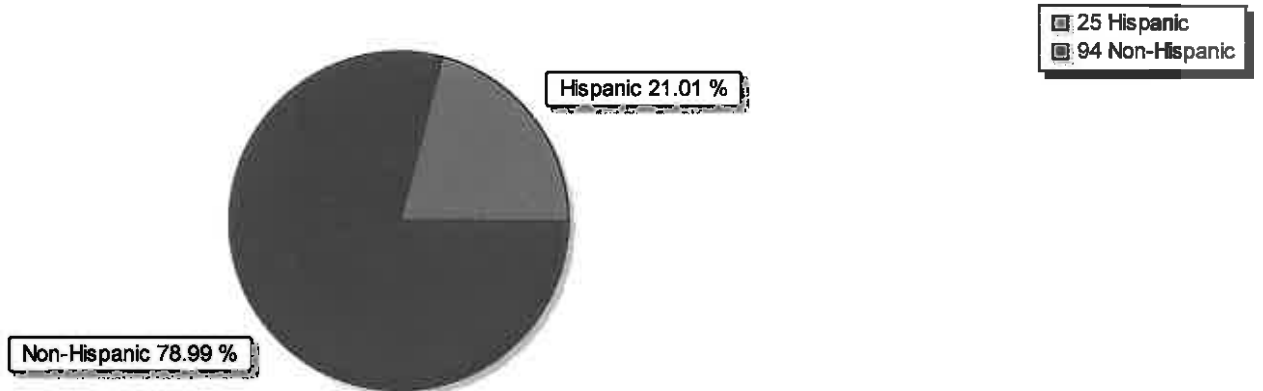
Housing Authority of Springdale Demographic Data Report

PH

Race



Ethnicity

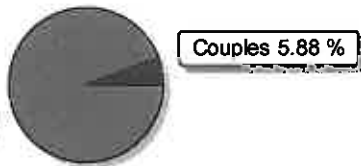


Housing Authority of Springdale Demographic Data Report

Number of Family Members = 274
 Number of Families = 119
 Average number of members per Family = 2.30
 Number of Male heads of household = 23 (19.33%)
 Number of Female heads of household = 96 (80.67%)
 Number of Couples = 7
 Number of Single = 112

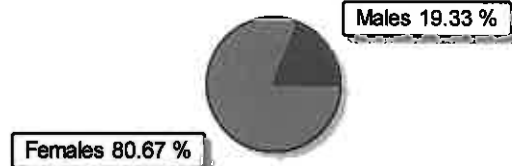
Non/Single Families

■ 7 Couples
 ■ 112 Single



Head of Household Gender

■ 23 Males
 ■ 96 Females

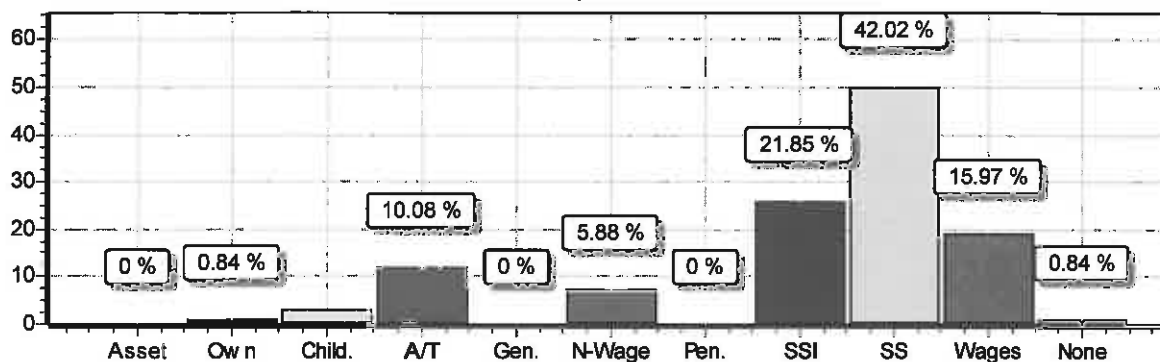


0 (0.00%)	Families with primary income from Asset
1 (0.84%)	Families with primary income from Own Business
3 (2.52%)	Families with primary income from Child Support
12 (10.08%)	Families with primary income from AFDC/TANF
0 (0.00%)	Families with primary income from Medical Reimbursement
0 (0.00%)	Families with primary income from Federal Wage
0 (0.00%)	Families with primary income from General Assistance
0 (0.00%)	Families with primary income from HA Wage
0 (0.00%)	Families with primary income from Indian Trust
0 (0.00%)	Families with primary income from Annual Imputed Welfare
0 (0.00%)	Families with primary income from Military Pay
7 (5.88%)	Families with primary income from NonWage
0 (0.00%)	Families with primary income from Pension
26 (21.85%)	Families with primary income from SSI
50 (42.02%)	Families with primary income from Social Security
0 (0.00%)	Families with primary income from Unemployment
19 (15.97%)	Families with primary income from Other Wage
0 (0.00%)	Families with primary income from MtW Income
1 (0.84%)	Families with primary income from No/Other
1 (0.84%)	Families with income from Asset
1 (0.84%)	Families with income from Own Business
13 (10.92%)	Families with income from Child Support
57 (47.90%)	Families with income from AFDC/TANF
0 (0.00%)	Families with income from Medical Reimbursement
0 (0.00%)	Families with income from Federal Wage
1 (0.84%)	Families with income from General Assistance
0 (0.00%)	Families with income from HA Wage
0 (0.00%)	Families with income from Indian Trust
0 (0.00%)	Families with income from Annual Imputed Welfare
0 (0.00%)	Families with income from Military Pay
11 (9.24%)	Families with income from NonWage
3 (2.52%)	Families with income from Pension
48 (40.34%)	Families with income from SSI
60 (50.42%)	Families with income from Social Security
0 (0.00%)	Families with income from Unemployment
26 (21.85%)	Families with income from Other Wage
0 (0.00%)	Families with income from MtW Income
1 (0.84%)	Families with income from No/Other

119 Families Listed

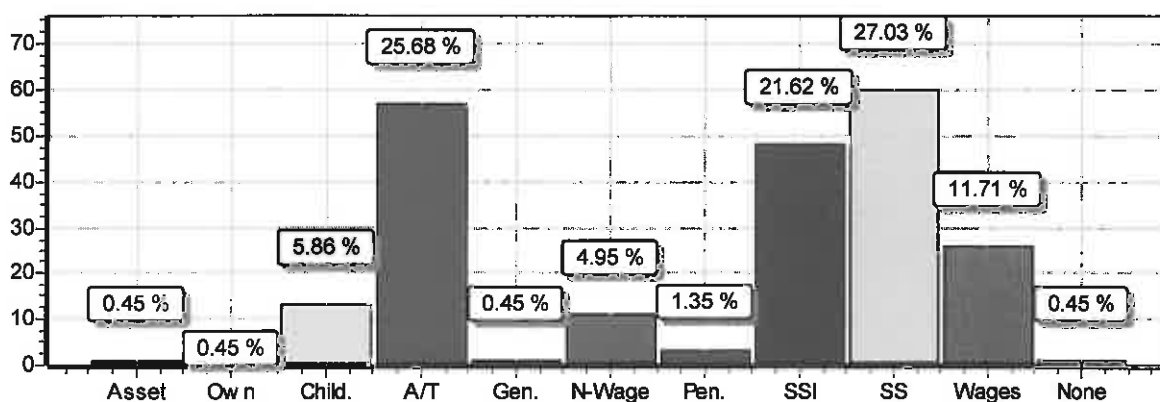
Housing Authority of Springdale Demographic Data Report

Primary Income



- ☒ Asset
- ☒ Own Business
- ☒ Child Support
- ☒ AFDC/TANF
- ☒ General Assistance
- ☒ NonWage
- ☒ Pension
- ☒ SSI
- ☒ Social Security
- ☒ Other Wage
- ☒ No/Other

Other Income



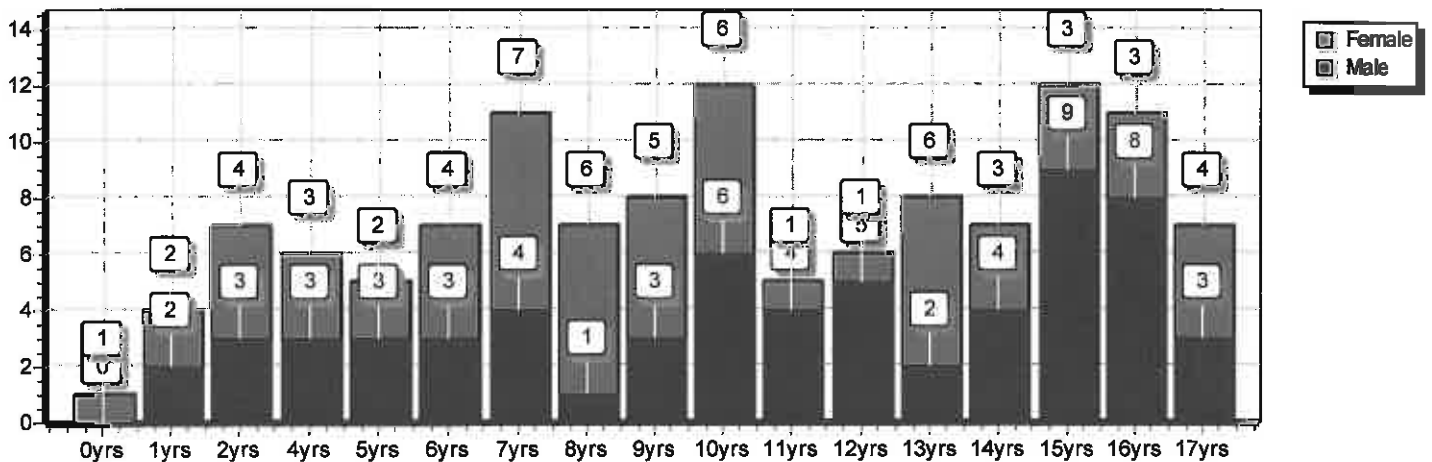
- ☒ Asset
- ☒ Own Business
- ☒ Child Support
- ☒ AFDC/TANF
- ☒ General Assistance
- ☒ NonWage
- ☒ Pension
- ☒ SSI
- ☒ Social Security
- ☒ Other Wage
- ☒ No/Other

Housing Authority of Springdale Demographic Data Report

	Age	Total	Males	Females
Number of Children Who are <=	1	5	2	3
Number of Children Who are =	2	7	3	4
Number of Children Who are =	3	0	0	0
Number of Children Who are =	4	6	3	3
Number of Children Who are =	5	5	3	2
Number of Children Who are =	6	7	3	4
Number of Children Who are =	7	11	4	7
Number of Children Who are =	8	7	1	6
Number of Children Who are =	9	8	3	5
Number of Children Who are =	10	12	6	6
Number of Children Who are =	11	5	4	1
Number of Children Who are =	12	6	5	1
Number of Children Who are =	13	8	2	6
Number of Children Who are =	14	7	4	3
Number of Children Who are =	15	12	9	3
Number of Children Who are =	16	11	8	3
Number of Children Who are =	17	7	3	4
Number of Children Who are =	18	1	1	0
		125	64	61

Average Age: 10

Age Comparison



Housing Authority =ALL
 Project =ALL
 Unit or property =ALL
 Site =ALL
 Building number =ALL
 County =ALL
 Region =ALL
 Locality =ALL
 Census tract =ALL
 Program type = Section 8
 Active families only



March 21, 2019

Housing Authority of the City of Springdale, AR
5 Applegate Drive
Springdale, AR 72764

Re: 18BPS2 – MAPLE AVENUE EXTENSION
Project 18BPS2, TRACT 6
Property Address: 300, 304, 306, 400, 404, 406, and 408 E. Maple Avenue

Dear Housing Authority of the City of Springdale, AR,

The City has hired an appraisal firm to determine the value of easements needed across your property for construction of improvements to Maple Avenue. This appraisal has been completed and contains an estimated valuation of the proposed acquisitions identified in the attached documents.

The appraisal includes value of the market value of the Whole Property prior to the City of Springdale acquiring approximately 9,953± square feet (SF) in permanent utility easement (PE) and approximately 4,976± SF in temporary construction easement (TCE) across your property. Based on the appraisal, compensation for the easements will be \$6,400.00. This amount includes compensation for all improvements such as 10 multifamily units, concrete and any changes to existing conditions within the easement area due to the proposed improvements.

If your property is encumbered by a mortgage or mortgages, your mortgage holder is also being notified of the offer of just compensation. It is suggested that you contact your mortgage holder to determine if your mortgage requires you to apply the offer of just compensation to your mortgage. In some instances, the payment of just compensation may be made jointly to you and the mortgage holder.

We have enclosed a copy of the appraisal, easement documents, and a blank copy of IRS form W-9. You have the right to have your own appraisal conducted; however, any other appraisals will be conducted at your own expense.

City staff is available to explain the offer of compensation in person or over the phone. If you have any questions or comments regarding the appraisal, acquisition process, or proposed construction project, please call our office at 750-8105 or e-mail me at mworkman@springdalear.gov. If not, please sign the enclosed easement documents, have them notarized, fill out the W-9 form, and return them to us for recording.

To meet construction schedules, we ask you to have your response by April 8, 2019. Thank you for your attention to this project, and we look forward to your response.

Sincerely,

Megan S. Workman
City of Springdale – Engineering

Cc: Mortgage/Lien Holder

REMAINDER PROPERTY: The Remainder Property is encumbered with a 9,953± SF PE and a 4,976± SF Temporary Construction Easement which ends at the completion of construction. The same sales utilized in subject Whole Property are utilized in subject Remainder Property.

The damages to the land due to the imposition of an easement can range from 0% to 100% of the easement area's fee value. The full impact of an easement acquisition cannot be estimated until the appraiser determines: 1) the loss of present utility; 2) the loss of future utility; 3) the accessory rights to be acquired; and, 4) the obligations of the parties. The front setback in the NC2 district is 25' minimum. The PE acquisition area is located inside setback area. In our opinion, a portion of the property owner's bundle of rights of ownership will be lost with respect to the land within the permanent easement acquisition area located outside setback area. This area is considered as 25% damage to the fee simple value of the land within the easement. Consider the following:

Prior To PE Acquisition:	88,806± SF	@	\$1.65	=	\$146,530
				Say	\$146,600
Less: PE Inside					
Setback Area	9,953± SF	@	\$0.41	=	\$ 4,081 (RND)
				Say	<u>\$ 4,100</u>
REMAINDER PROPERTY LAND ONLY:				=	\$142,500 (\$1.60/SF)

SUMMARY OF ACQUISITION:

PE Inside Setback Area:	9,953± SF	@	\$0.41	=	<u>\$ 4,100 (RND)</u>
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The 4,976± SF Temporary Construction Easement is for the duration of construction. The estimated value of the TCE is calculated as the lease of land for a two-year period. An 8% return is considered applicable:

4,976± SF @ \$1.60 @ 8% @ 2 Years = \$1,274
Say \$1,300

RECONCILIATION OF APPROACHES

Estimated Value of Whole Tract Before Taking:

Cost Approach	Not Utilized
Sales Comparison Approach	\$147,600
Income Capitalization Approach	Not Utilized

EXPLANATION: The Sales Comparison Approach to Value is relied upon for the final value conclusion of the Whole Properties Land Only. Application of the Cost and Income Capitalization Approaches to Value was not considered necessary to produce credible appraisal results for the subject Whole Properties. The quantity and quality of data available or use in the Sales Comparison Approach was considered good.

Estimated Value of Remainder Tract After Taking:

Cost Approach	Not Utilized
Sales Comparison Approach	\$142,500
Income Capitalization Approach	Not Utilized

EXPLANATION: The values of the Remainder Properties are based on the Sales Comparison Approach. Application of the Cost and Income Capitalization Approaches to Value was not considered necessary to produce credible appraisal results for the subject Remainder Properties Land Only. The quantity and quality of data available or use in the Sales Comparison Approach was considered good.

Whole Property (Land Only)	=	\$147,600
Remainder Property (Land Only)	=	<u>\$142,500</u>
Subtotal	=	\$ 5,100
Plus: TCE	=	<u>\$ 1,300</u>
Damage To Market Value	=	\$ 6,400

Please see the Extraordinary Assumptions previously presented.



SPRINGDALE HOUSING AUTHORITY



**P.O. Box 2085
5 Applegate Drive
Springdale, Ar. 72765
Phone: 479-751-0560
Fax: 479-756-8059
TTY/ TDD 800-285-1131 or 711**

RESOLUTION NO. 715-19

**A RESOLUTION TO APPROVE EASEMENT GRANTED TO THE CITY OF
SPRINGDALE, AR FOR THE UTILITY EASEMENT LOTS 8, 9, 10, 11, 12, 13, AND
14 BLOCK 1 OF CRUTCHER SUBDIVISION SECTION 36, TOWNSHIP 18 NORTH,
RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN (SEE ATTACHMENT A)**

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Springdale, Arkansas that this resolution approving the parcel easements identified above and attached is approved as submitted.

PASSED AND APPROVED THIS 27TH DAY OF March 2019.

THE HOUSING AUTHORITY OF THE CITY
SPRINGDALE, ARKANSAS

Charles A. Hanby, Chairman

ATTEST:

Mary James, Secretary/Treasurer

UTILITY EASEMENT

PROJECT NO. 18BPS2
PARCEL NO. 815-21133-000
815-21134-000
815-21135-000
815-21136-000
815-21137-000
815-21138-000
815-21139-000

STATE OF ARKANSAS
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of **One Dollar (\$1.00)** and other valuable considerations to the undersigned, Housing Authority of the City of Springdale, AR paid, the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, SELL AND CONVEY unto the City of Springdale, Arkansas, a municipal corporation, all public utility companies, and the cable television company (herein styled Grantee), its successors and assigns, the right of way and easement to construct, lay, remove, relay, enlarge, maintain, inspect, repair, and operate a utility line or lines, manholes, and appurtenances thereto, with rights of ingress and egress to and from the same, on, over, across and under the following described real estate, to-wit:

Property Description

LOTS 8, 9, 10, 11, 12, 13, and 14 BLOCK 1 OF CRUTCHER SUBDIVISION SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN

As described in Plat Book 6 Page 606, of the records of the Circuit Clerk and Ex-Officio Recorder, Washington County, Arkansas.

Utility Easement Description

A PERMANENT 20 FOOT WIDE UTILITY EASEMENT LOCATED IN A PART OF LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 AND LOT 14 BLOCK 1 OF CRUTCHER SUBDIVISION SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SW CORNER OF LOT 8 AND RUNNING THENCE ALONG THE WEST LINE OF SAID LOT 8 N02°06'56"E 20.00 FEET, THENCE LEAVING SAID LOT 8 S87°23'09"E 497.64 FEET TO THE EAST LINE OF SAID LOT 14, THENCE ALONG THE EAST LINE OF SAID LOT 14 S02°06'56"W 20.00 FEET TO THE SE CORNER OF SAID LOT 14, THENCE ALONG THE SOUTH LINE OF LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9, AND LOT 8 N87°23'09"W 497.64 FEET TO THE POINT OF

BEGINNING CONTAINING 0.229 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever or until said easement is fully abandoned.

The Grantor agrees not to erect any building or structures in said right of way other than fences and said fences shall not exceed six (6) feet in height. No trees shall be planted or permitted by Grantor on said right of way. Grantor shall not be entitled to any compensation for fences or growing crops removed or disturbed within this permanent easement by virtue of Grantee's exercise of the rights under this agreement

The consideration first above recited as being paid to Grantor by Grantee is in full satisfaction of every right hereby granted. All covenants and agreements herein contained shall extend to and be binding upon the respective heirs, legal representatives, successors and assigns of the parties hereto.

It is hereby understood and agreed that the party securing this grant on behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

WITNESS the execution hereof this the _____ day of _____, 20____.

Housing Authority of the City of Springdale, AR

ACKNOWLEDGEMENT

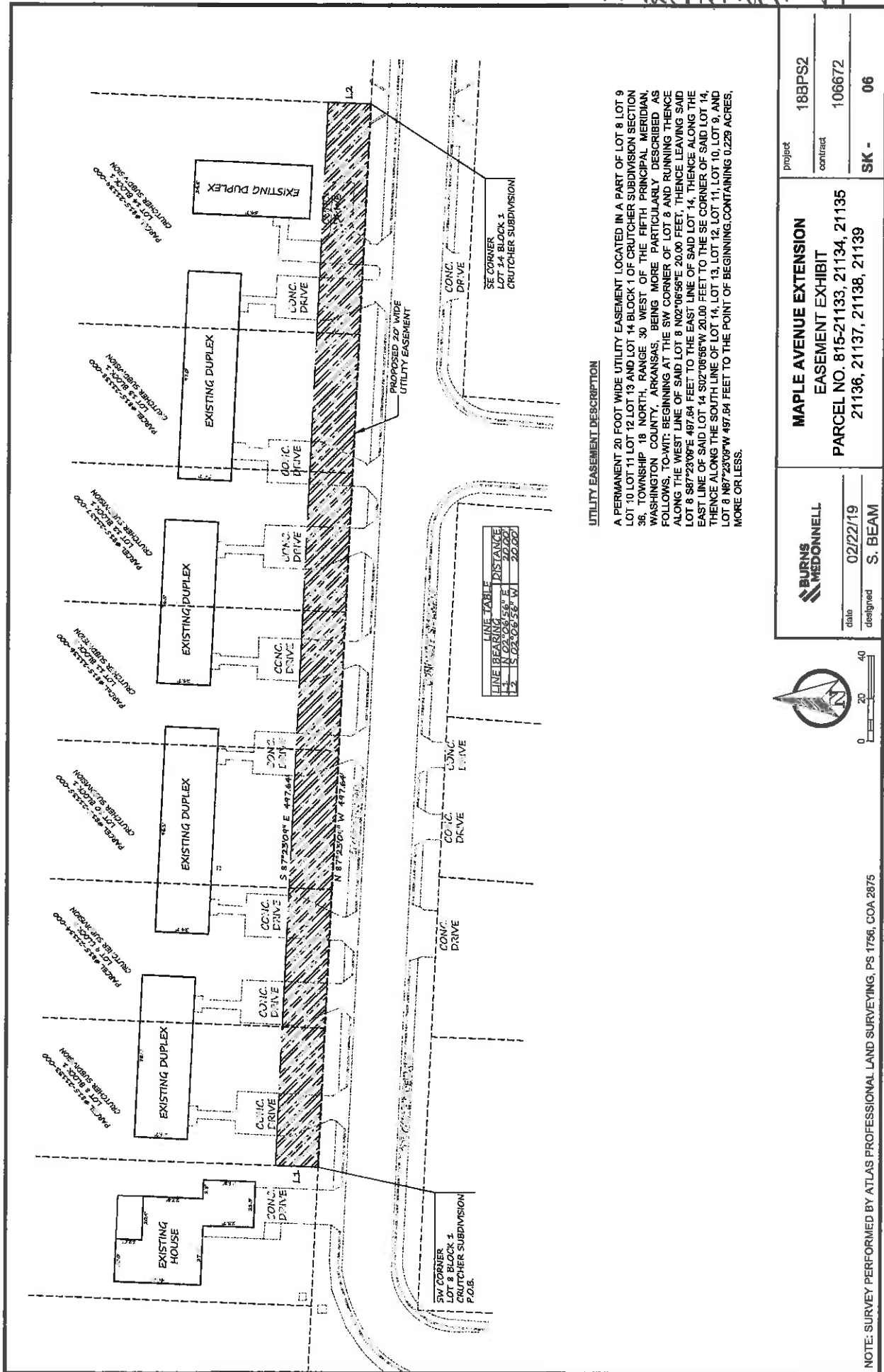
STATE OF ARKANSAS
COUNTY OF _____

BE IT REMEMBERED, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared _____ to me well known as the person(s) who executed the foregoing Right of Way Grant and that _____ had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal on this _____ day of _____, 20____.

Notary Public

My commission expires _____



date 02/22/19
designed S. BEAM

**MAPLE AVENUE EXTENSION
EASEMENT EXHIBIT**
PARCEL NO. 815-21133, 21134, 21135
21136, 21137, 21138, 21139

project 18BPS2
contract 106672
SK - 06



SPRINGDALE HOUSING AUTHORITY



**P.O. Box 2085
5 Applegate Drive
Springdale, Ar. 72765
Phone: 479-751-0560
Fax: 479-756-8059
TTY/ TDD 800-285-1131 or 711**

RESOLUTION NO. 716-19

**A RESOLUTION TO APPROVE EASEMENT GRANTED TO THE CITY OF
SPRINGDALE, AR FOR A TEMPORARY CONSTRUCTION EASEMENT LOTS 8, 9,
10, 11, 12, 13, AND 14 BLOCK 1 OF CRUTCHER SUBDIVISION SECTION 36,
TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN
(SEE ATTACHMENT A)**

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Springdale, Arkansas that this resolution approving the parcel easements identified above and attached is approved as submitted.

PASSED AND APPROVED THIS 27TH DAY OF March 2019.

**THE HOUSING AUTHORITY OF THE CITY
SPRINGDALE, ARKANSAS**

Charles A. Hanby, Chairman

ATTEST:

Mary James, Secretary/Treasurer

TEMPORARY CONSTRUCTION EASEMENT

PARCEL NO. 815-21133-000
815-21134-000
815-21135-000
815-21136-000
815-21137-000
815-21138-000
815-21139-000

**STATE OF ARKANSAS
COUNTY OF WASHINGTON**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) and other valuable considerations to the undersigned, Housing Authority of the City of Springdale paid, the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, SELL AND CONVEY unto the City of Springdale, Arkansas, a municipal corporation (herein styled Grantee), its successors and assigns, a temporary easement on, over, across and under the following described real estate, to-wit:

Property Description

LOTS 8, 9, 10, 11, 12, 13, and 14 BLOCK 1 OF CRUTCHER SUBDIVISION SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN

As described in Plat Book 6 Page 606, of the records of the Circuit Clerk and Ex-Officio Recorder, Washington County, Arkansas.

Temporary Easement Description

A TEMPORARY 10 FOOT WIDE CONSTRUCTION EASEMENT LOCATED IN A PART OF LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 AND LOT 14 BLOCK 1 OF CRUTCHER SUBDIVISION SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SW CORNER OF LOT 8 AND RUNNING THENCE ALONG THE WEST LINE OF SAID LOT 8 N02°06'56"E 10.00 FEET, THENCE LEAVING SAID LOT 8 S87°23'09"E 497.64 FEET TO THE EAST LINE OF SAID LOT 14, THENCE ALONG THE EAST LINE OF SAID LOT 14 S02°06'56"W 10.00 FEET TO THE SE CORNER OF SAID LOT 14, THENCE ALONG THE SOUTH LINE OF LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 N87°23'09"W 497.64 FEET TO THE POINT OF BEGINNING. CONTAINING 0.11 ACRES, MORE OR LESS.

The temporary construction easement as conditioned above shall terminate when construction has been completed by the contractor and accepted by the City of Springdale, Arkansas.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, until all utility relocations, improvements, and other work is completed as part of City of Springdale Capital Improvement Project Number CP-18BPS2.

The consideration first above recited as being paid to Grantor by Grantee is in full satisfaction of every right hereby granted. All covenants and agreements herein contained shall extend to and be binding upon the respective heirs, legal representatives, successors and assigns of the parties hereto.

It is hereby understood and agreed that the party securing this grant in behalf of the Grantee is without authority to make any covenant or agreement not herein expressed

WITNESS the execution hereof this the _____ day of _____, 20____.

[Property Owner]

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF _____

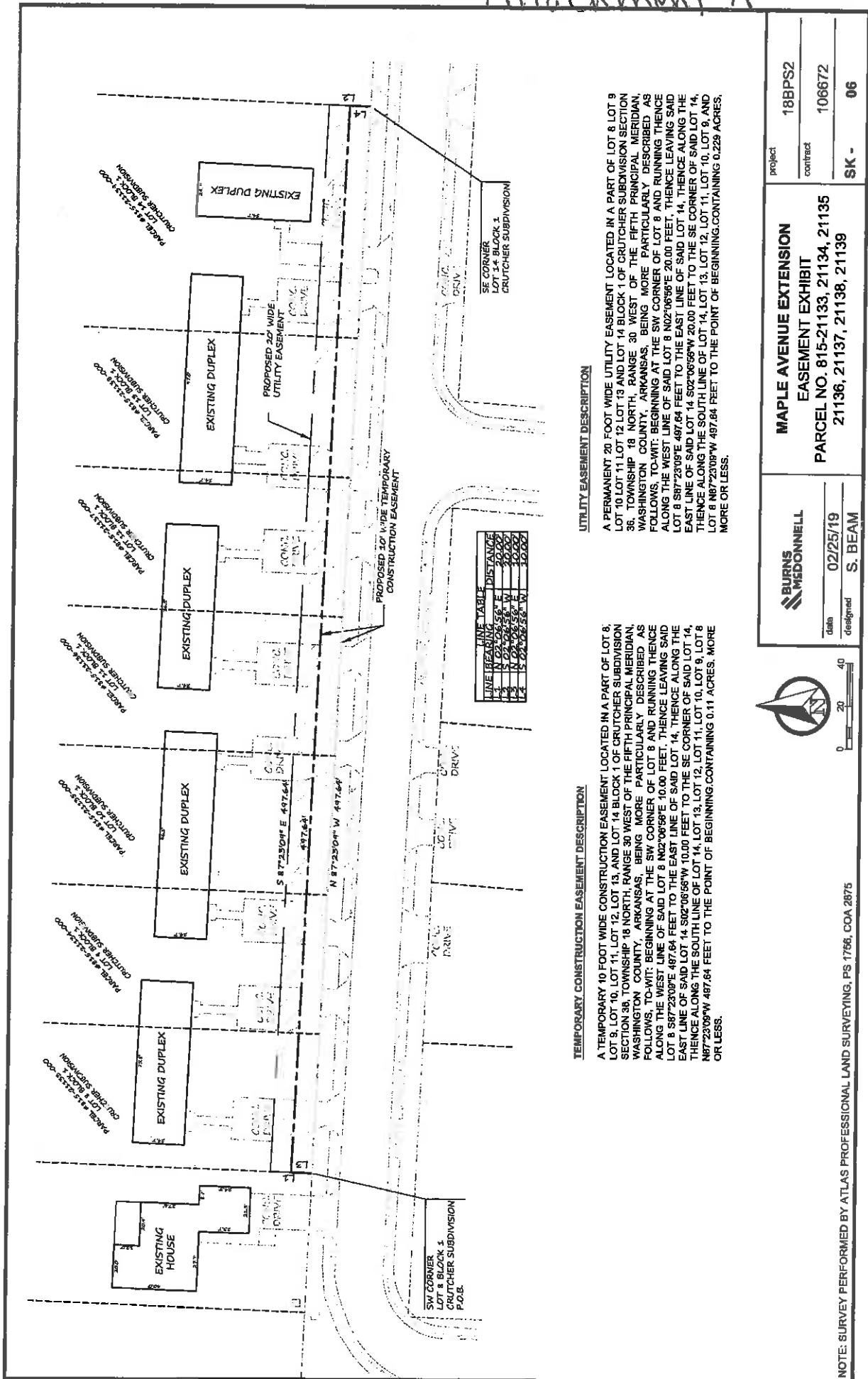
BE IT REMEMBERED, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared _____ to me well known as the person(s) who executed the foregoing Right of Way Grant and that _____ had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal on this _____ day of _____, 20____.

Notary Public

My commission expires _____

[EXHIBIT]



Attachment A

	MAPLE AVENUE EXTENSION EASEMENT EXHIBIT PARCEL NO. 815-21133, 21134, 21135 21136, 21137, 21138, 21139	project 18BPS2
	date 02/25/19	contract 106672
designed S. BEAM	SK -	06